

# Whittle Close

Southall • • UB1 3JU

Guide Price: £300,000



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# Whittle Close

Southall • • UB1 3JU

A two bedroom, split-level-first-floor flat situated on Whittle close that has been modernised throughout and generously proportioned sized rooms. The property comprises entrance hall with doors leading to the W/C, 15ft kitchen and 14ft reception room. To the first floor, there is the 15ft main bedroom, 14ft second bedroom and main family shower room. Whittle Close is a sought after residential road in Southall. The nearest train stations are Southall Station providing access to central London and beyond. Local amenities include supermarkets such as Iceland and Tesco, both within a mile of the street. Additionally, the area is served by several highly regarded primary and secondary schools. Outside has communal areas and on street parking.

Two bedroom flat

Split-level first-floor flat

Convenient location

Great transport links

15ft kitchen

14ft reception room

15ft main bedroom

Storage area

On street parking

Communal gardens

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

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### Location

Whittle Close is a sought after residential road in Southall. Whittle Close is well-connected by public transport. The nearest train stations are Southall Station providing access to central London and beyond. Local amenities include supermarkets such as Iceland and Tesco, both within a mile of the street. Additionally, the area is served by several highly regarded primary and secondary schools.

### Outside

Outside has communal areas and on street parking.





### Schools:

The Cardinal Wiseman Catholic School 0.6 miles  
 Villiers High School 0.8 miles  
 Three Bridges Primary School 1.3 miles



### Train:

Southall Station 1.1 miles  
 Hanwell Station 1.2 miles  
 Castle Bar Park Station 1.3 miles



### Car:

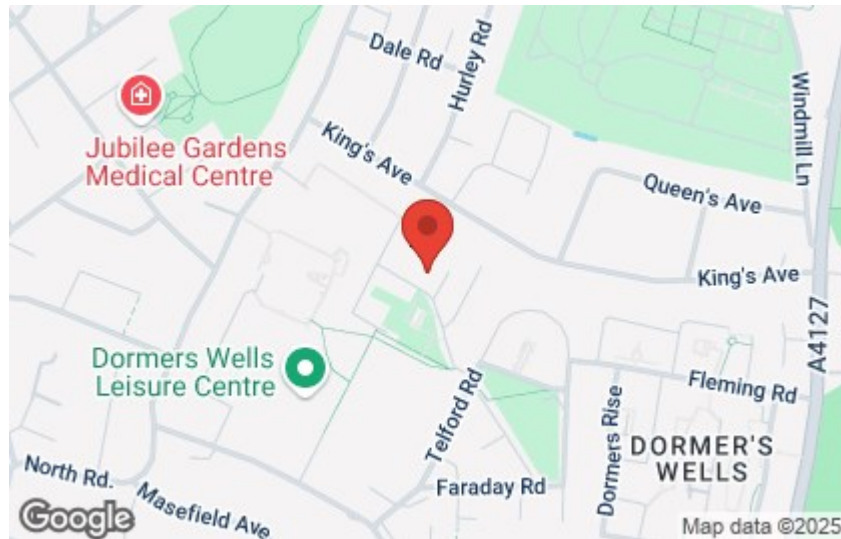
M4, A40, M25, M40



### Council Tax Band:

B

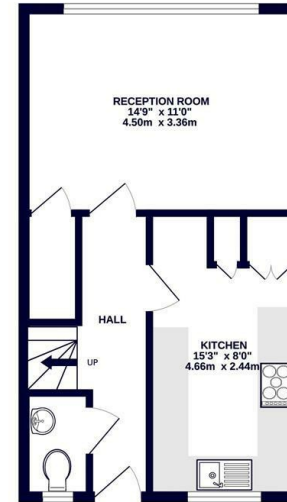
(Distances are straight line measurements from centre of postcode)



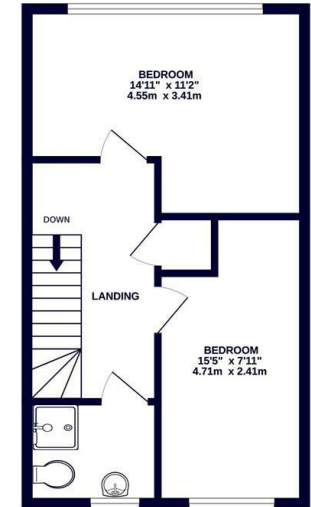
OUTBUILDING  
24 sq ft. (2.2 sq.m.) approx.



GROUND FLOOR  
388 sq ft. (36.1 sq.m.) approx.



1ST FLOOR  
398 sq ft. (37.0 sq.m.) approx.



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TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A++ (100-120)		
A+ (80-100)		
A (60-80)		
B (40-60)		
C (20-40)		
D (10-20)		
E (5-10)		
F (1-5)		
G (0-1)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.