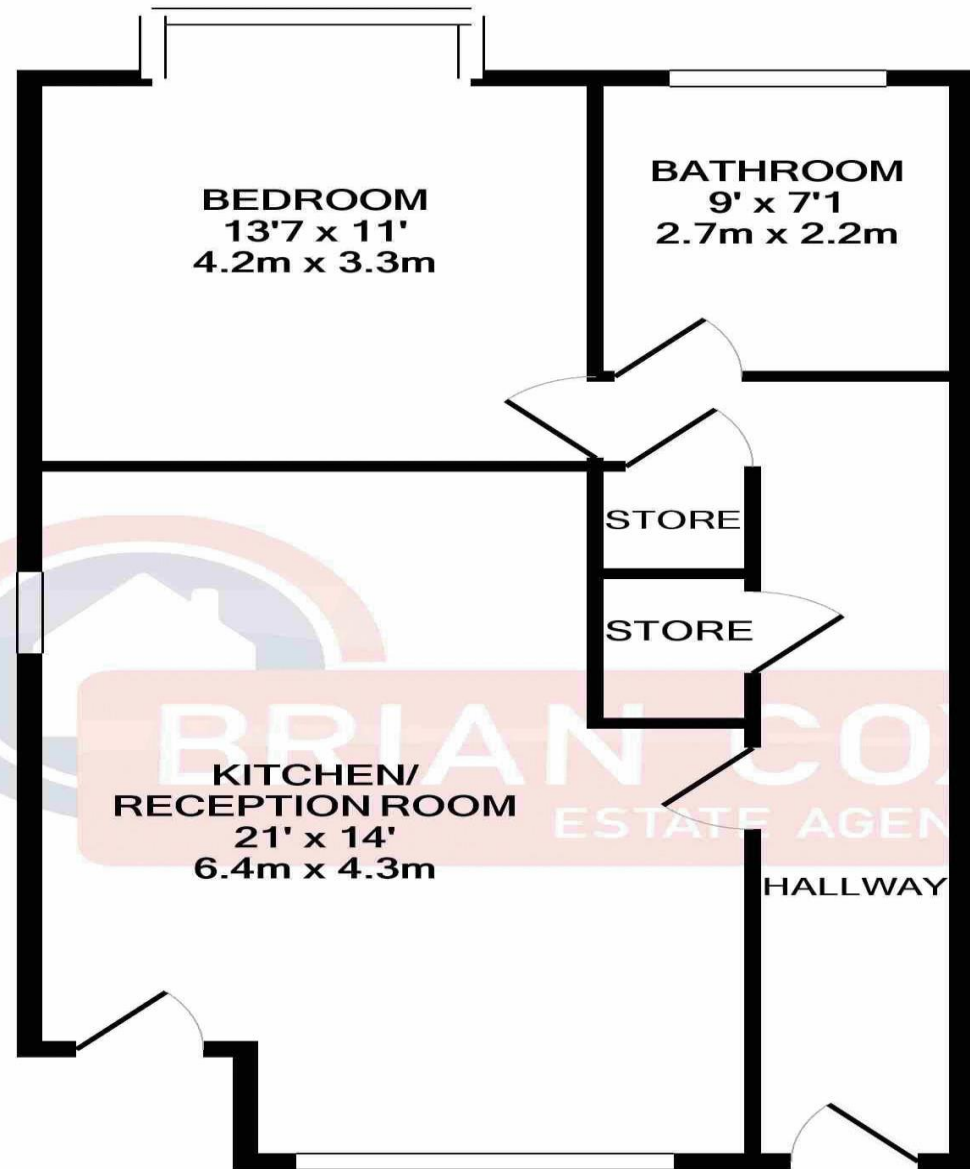


the floorplan...



0208 842 4008
brian-cox.co.uk



TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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more details from...

call: **Brian Cox Northolt: 0208 842 4008**
email: jeff.osullivan@brian-cox.co.uk
web: www.brian-cox.co.uk



Brian Cox are delighted to offer to the market this exclusive very well presented one double bedroom Ground floor flat. The property comprises of modern kitchen, modern bathroom, one double bedroom and private rear garden. Further benefits include residence private car park, gas central heating & double glazed windows. This spacious property is located close to schools, shops & various places of worship. Call us today to view!



£260,000
Leasehold

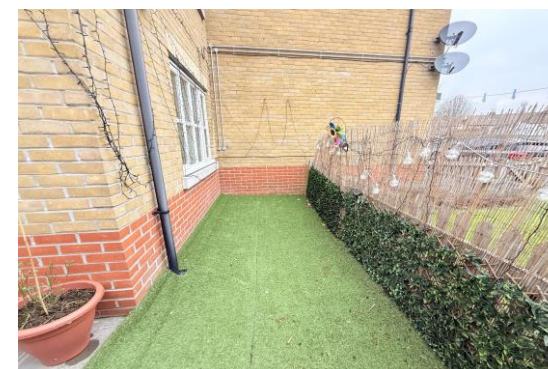
Sangam Close, UB2 5JB

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Ground Floor
- Private Garden
- Spacious & Well Presented
- Allocated Parking
- Close to Southall Station
- Long Lease 171 Years



the location...

nearest stations ...

- Southall (0.4 miles)
- Hayes & Harlington (1.4 miles)
- Hounslow West (2.0 miles)

This property is set just a short distance from Southall Broadway and only 0.4 miles from Southall Station, zone 4, soon to play host to the Crossrail (Elizabeth Line). This connects to Paddington Station in less than 20 minutes. Bus routes include the 95,105,195 and E5, Heathrow is a short drive or bus journey away along with the M4.

There are many local amenities in the area and a Western International Market which is a premier wholesale fruit, vegetable and flower market in the capital along with a large Costco & Tesco being just a few minutes drive away. There are many local schools in the area some include Featherstone Primary and Nursery School, Clifton Primary School, Norwood Green Junior School and St Anselm's Catholic Primary School which all have a good or higher Ofsted report.