

the floorplan...



Dormers Wells Lane, UB1

CAPTURE DATE
28/01/2020

LASER SCAN POINTS
32,127,102

GROSS INTERNAL AREA
83.0 Sqm / 893.8 Sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property.
83.0 Sqm / 893.8 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head
76.9 Sqm / 827.8 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft

spec

RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
81.5 Sqm / 877.3 Sqft
IPMS 3C RESIDENTIAL
77.8 Sqm / 837.7 Sqft

SPEC ID
5e2b0ecbb76fe70c54f3350c

more details from...

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BRIAN COX
ESTATE AGENTS



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An excellent two double bedroom first floor maisonette. This spacious property boasts two large bedrooms, a new modern kitchen/ diner, bright living room and bathroom suite. Further benefits include double glazing, ample storage, garage and a large private garden with off street parking. Call early to avoid missing out.



£350,000

Leasehold

Dormers Wells Lane, Southall UB1 3JA

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...

- Air Conditioning
- Modern Kitchen and Bathroom
- Garage
- Rear Garden
- Off Street Parking
- Beautifully Presented



the location...

nearest stations ...

Southall (1.0 miles)
Hanwell (1.1 miles)
Castle Bar Park (1.4 miles)

Located on the borders of Southall and Greenford which is in Zone 4 on the Central Line or Overground line via Southall, either line will take you into Central London within 20 minutes.

Bus links are in abundance and are all within a five minute walk, you can travel to several destinations some of which include, Ealing, Hanwell, Greenford and Northolt.

There are several local schools within a short distance which include Allenby Primary School (0.2 miles), Dormers Wells Junior School (0.3 miles), Dormers Wells High School (0.1 miles) Acorn Independent College (0.5 miles).

