

**Shaw & Co**  
ESTATE AGENTS

**£494,950**

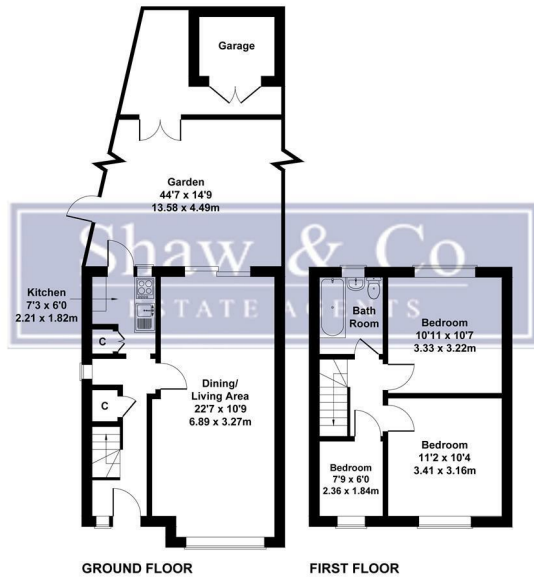
**Kingsbridge Crescent**

Southall, UB1 2DL

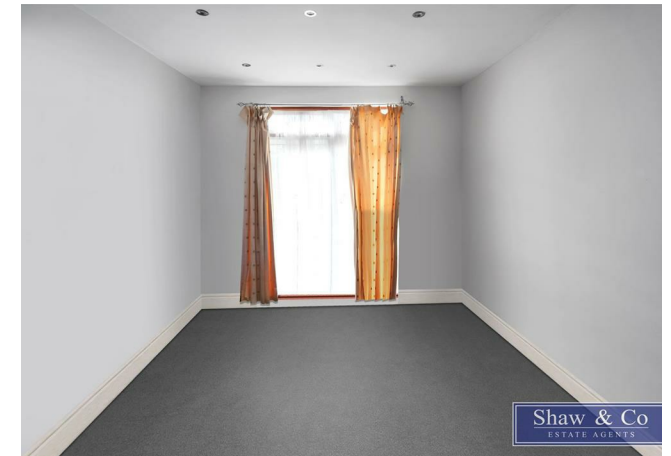
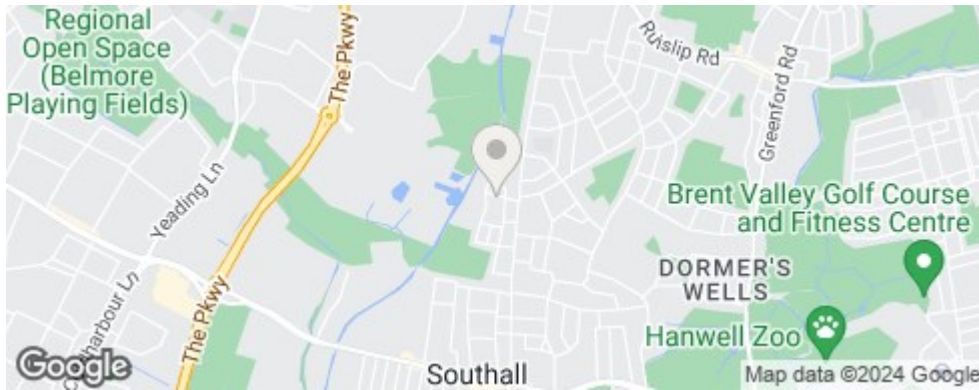
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### Kingsbridge Crescent, Southall

Approximate Gross Internal Area  
797 sq ft - 74 sq m



Not to Scale, Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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