



# Parkfields

Estates



## Lady Margaret Road , Southall, UB1 2RG

Nestled in the heart of Lady Margaret Road, Southall, this second-floor apartment offers a fantastic opportunity for those looking to create their dream living space. Boasting a cosy reception room, two snug bedrooms, and a well-appointed bathroom, this purpose-built apartment provides a comfortable and inviting atmosphere.

With a property age dating back to the 1950s, this home exudes character and charm, waiting for a new owner to breathe fresh life into its walls. Situated within a gated development, privacy and security are paramount, offering peace of mind to residents.

Although in need of modernisation, this property presents a blank canvas for those with a vision to transform it into a stylish and contemporary abode. The 532 sq ft layout provides ample space to unleash your creativity and design a home that truly reflects your personality.

Asking Price £249,950

# 41 Lady Margaret Road , Southall, UB1 2RG



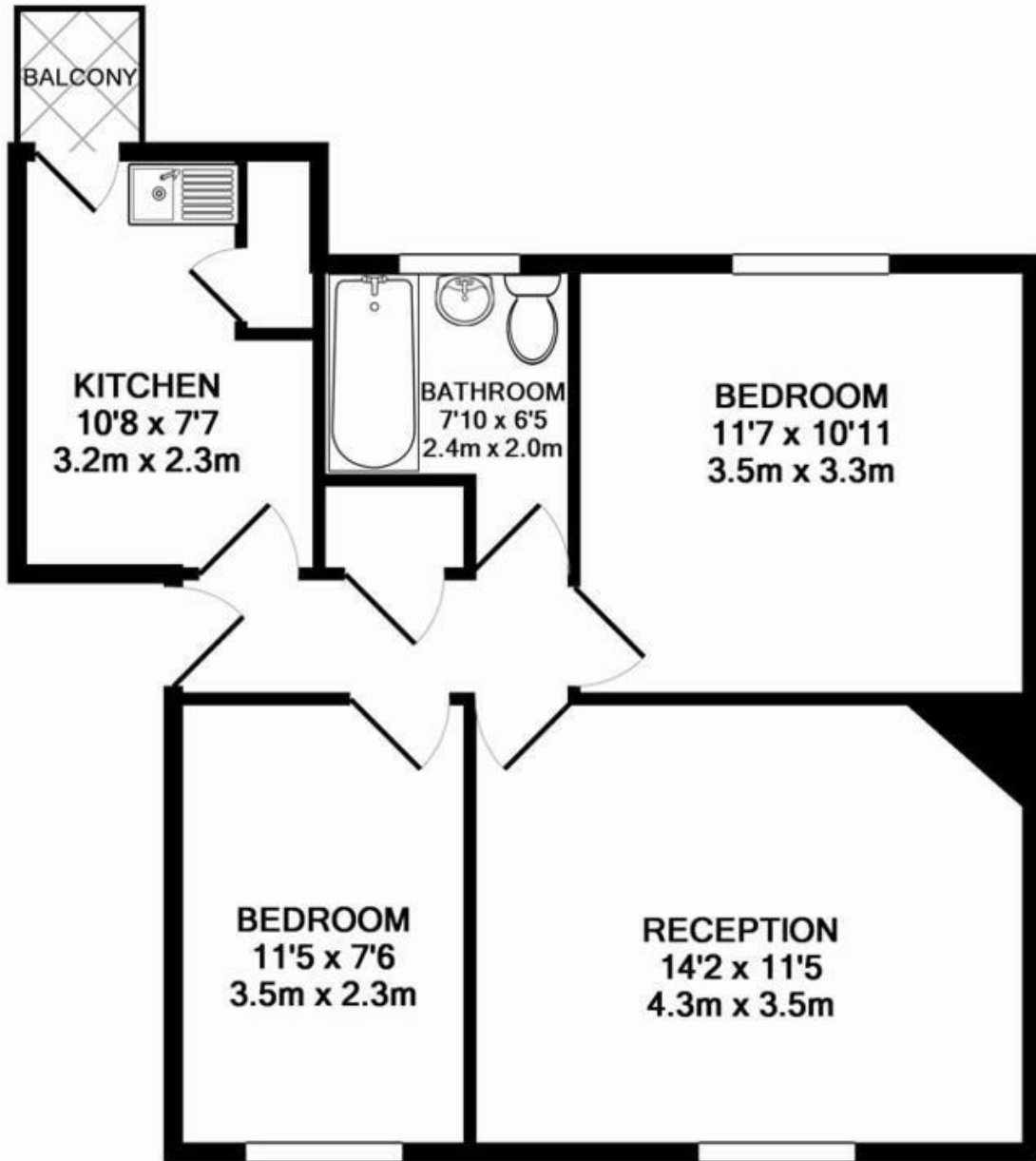
- 150 YEAR LEASE
- GREAT INVESTMENT OPPORTUNITY
- SOUTHALL BROADWAY WITHIN WALKING DISTANCE
- SECOND FLOOR
- GATED DEVELOPMENT
- NO ONWARD CHAIN
- NEEDS UPDATING
- EASY ACCESS TO ELIZABETH LINE



Directions



# Floor Plan



**41 SOUTHALL COURT UB1**  
**TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.5 SQ.M.)**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	