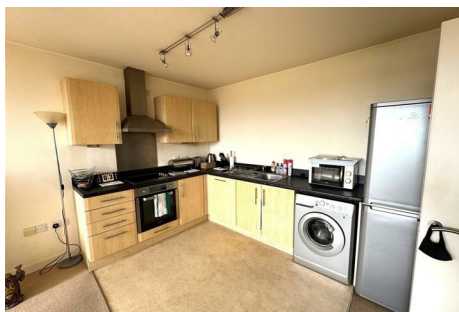




# Parkfields

Estates



## Canalside Gardens , Southall, UB2 5TJ

Welcome to this charming apartment located in the picturesque Canalside Gardens of Southall. This delightful property boasts an open plan reception room / kitchen, perfect for relaxing or entertaining guests. The apartment features one lovely bedroom, offering a peaceful retreat after a long day. You'll also find a modern bathroom, ideal for unwinding with a hot bath or quick shower.

Situated in a building constructed in recent years, this apartment combines contemporary living with a touch of elegance. The location in Canalside Gardens provides a tranquil setting, allowing you to enjoy the beauty of nature right at your doorstep with wonderful views from the Balcony.

Whether you're a first-time buyer, looking to downsize, or seeking a lucrative investment opportunity, this apartment offers a comfortable and convenient lifestyle. Don't miss the chance to make this lovely property your new home in Southall.

Asking Price £199,950

## 28 Canalside Gardens

, Southall, UB2 5TJ

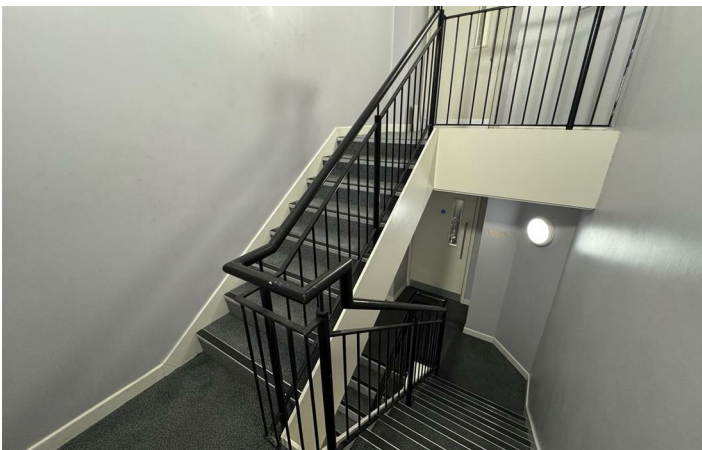
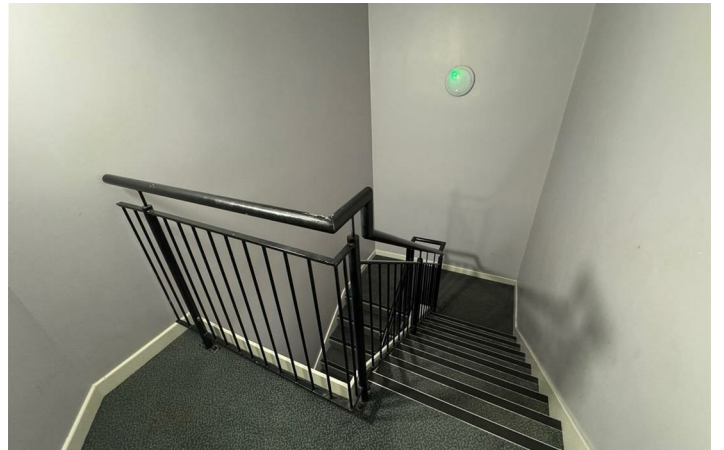


- TOP FLOOR APARTMENT
- LIFT ACCESS
- DEVELOPMENT BUILT IN 2007
- WONDERFUL VIEWS
- ONE BEDROOM
- ONE ALLOCATED PARKING SPACE
- 108 YEAR LEASE
- OPEN PLAN LOUNGE/KITCHEN
- NO CHAIN

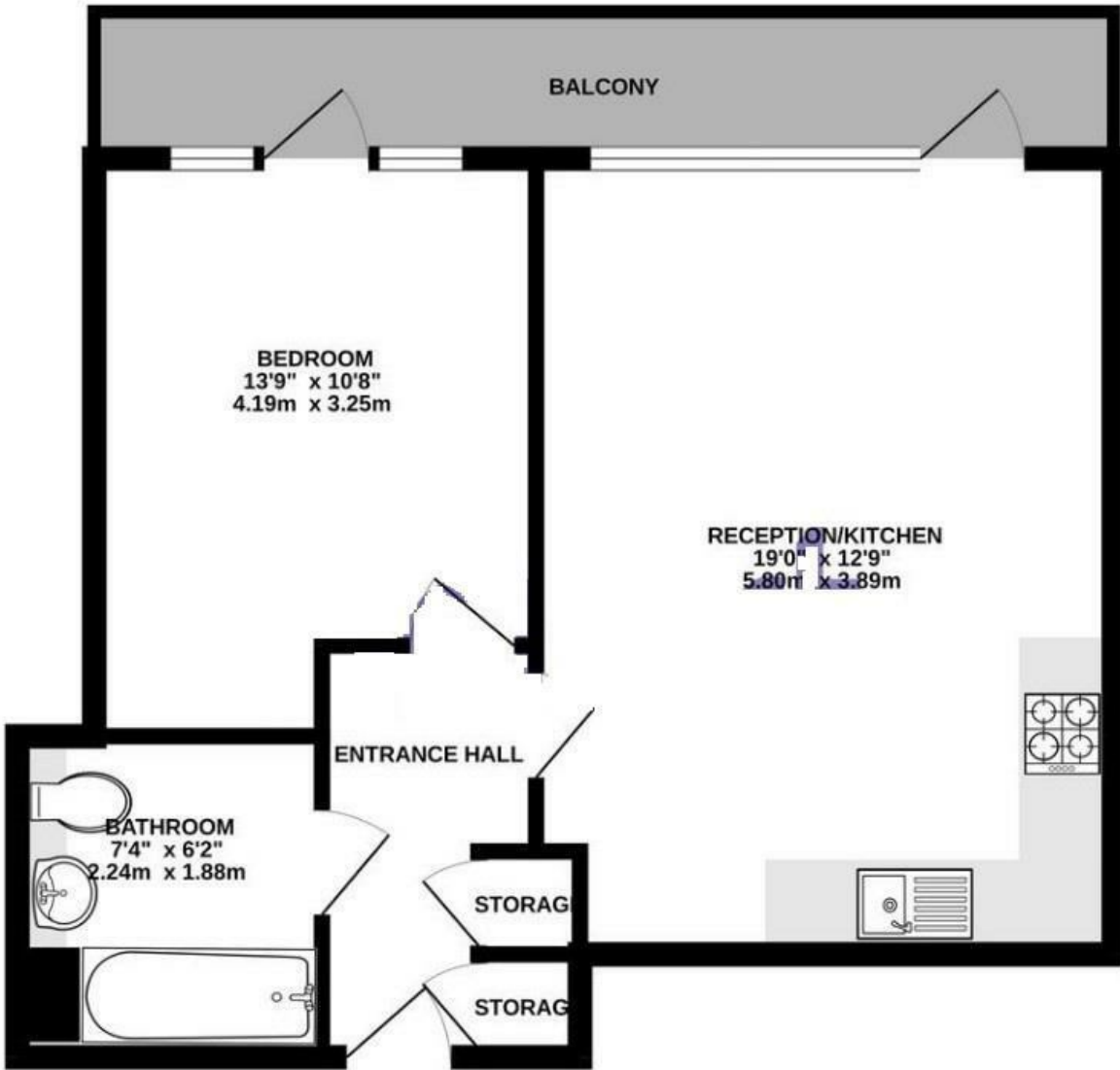


Directions





# Floor Plan



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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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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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>		80	80
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	