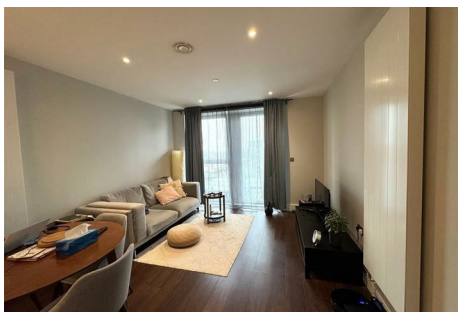




Parkfields

Estates



Merrick Road , Southall, UB2 4WS

Welcome to this charming apartment located in Samuelson House on Merrick Road in the lovely area of Southall. This property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

One of the highlights of this apartment is the two bathrooms, offering convenience and privacy for residents and visitors alike. Whether you prefer a quick shower in the morning or a relaxing bath in the evening, you'll have the choice with these two well-appointed bathrooms. There are well kept communal gardens and a day time concierge.

Situated in a bustling neighbourhood, this apartment provides easy access to local amenities, shops, and restaurants, making it a convenient place to call home. The vibrant community of Southall offers a diverse range of cultural experiences and culinary delights for you to explore. The development is located just by the Elizabeth Line with connections to the city.

Asking Price £425,000

91 Samuelson House Merrick Road , Southall, UB2 4WS



- 4TH FLOOR
- TWO BEDROOMS
- BALCONY
- RECENTLY BUILT DEVELOPMENT
- LOUNGE / KITCHEN
- WALKING DISTANCE TO ELIZABETH LINE
- DAY TIME CONCIERGE
- TWO BATHS

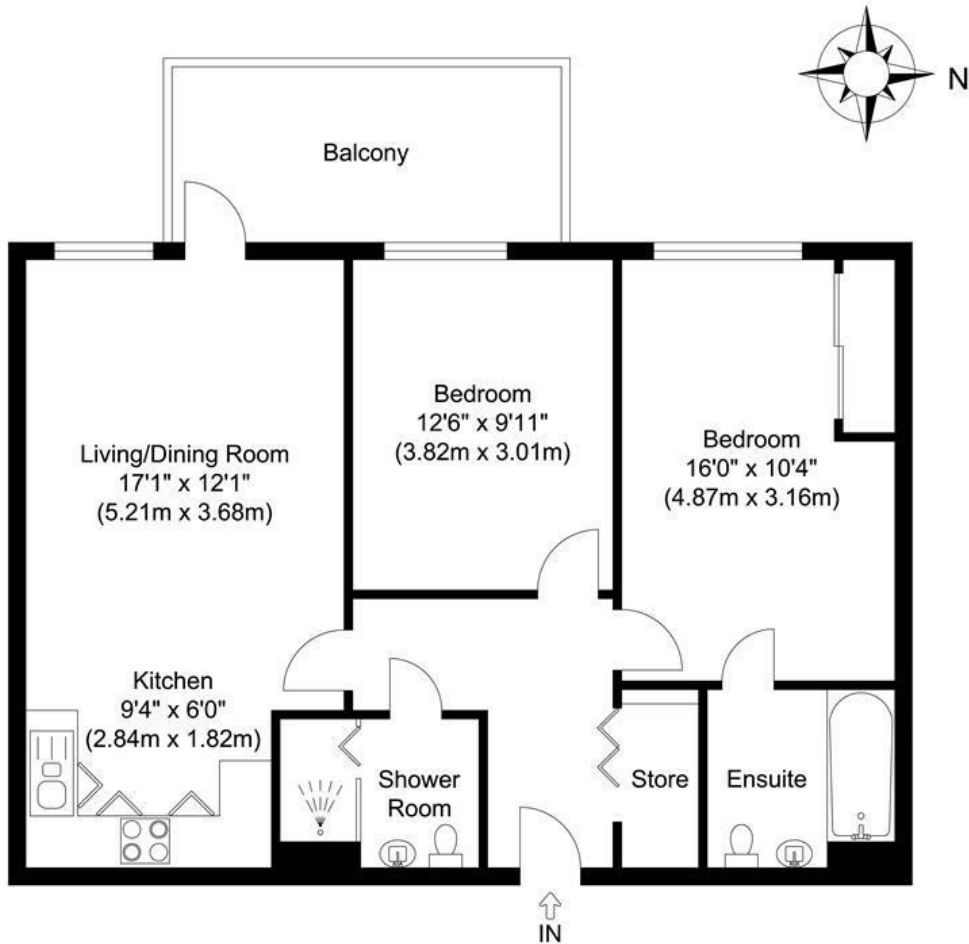


Directions





Floor Plan



Total Gross Internal Area
760.47 sq. ft.
(70.65 sq. m)

4th Floor, Samuelson House, Merrick Road, Southall, UB2

Illustration for identification purposes only, measurements are approximate, not to scale.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		