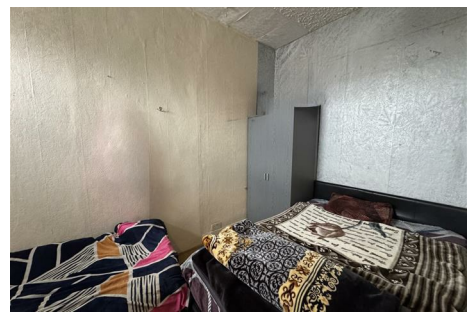




Parkfields

Estates



Dudley Road , Southall, UB2 5AS

Nestled on the charming Dudley Road in Southall, this delightful first-floor conversion maisonette presents an excellent opportunity for both first-time buyers and investors alike. With a generous 90-year lease, this property offers peace of mind and the potential for long-term enjoyment.

Upon entering, you will be greeted by a warm and inviting atmosphere, perfect for creating a comfortable home. The layout is thoughtfully designed to maximise space and natural light, ensuring a bright and airy feel throughout. The living area provides a welcoming space for relaxation and entertaining, while the kitchen is well-equipped, making it ideal for culinary enthusiasts.

The maisonette features well-proportioned bedrooms, providing ample space for rest and personalisation. The property is situated in a vibrant community, with local amenities, parks, and transport links conveniently close by, making it easy to explore the wider area.

Asking Price £245,000

38a Dudley Road , Southall, UB2 5AS

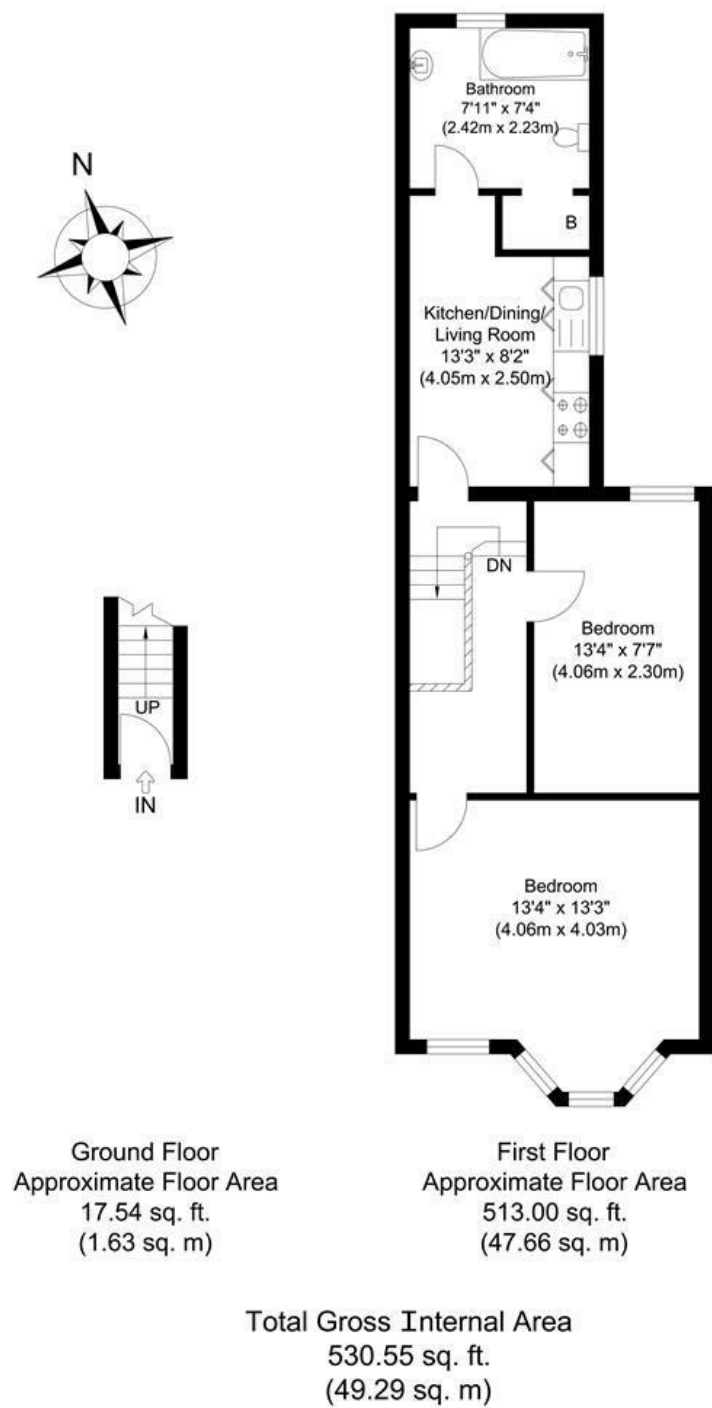


- FIRST FLOOR MAISONETTE
- 90 YEAR LEASE
- £200.00 P/A GROUND RENT
- NO SERVICE CHARGE
- EASY WALK TO SOUTHALL STATION
- NO CHAIN



[Directions](#)

Floor Plan



Dudley 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		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC