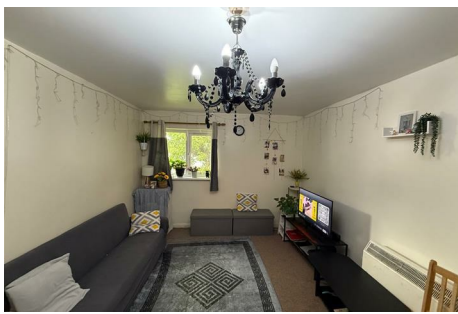




# Parkfields

Estates



## St. Crispins Close , Southall, UB1 2UT

Welcome to this charming purpose-built apartment located in the desirable St. Crispins Close, Southall. This delightful residence offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or small families seeking a new home.

Upon entering the apartment, you will find a spacious reception room that serves as a welcoming space for relaxation and entertainment. The room is filled with natural light, creating a warm and inviting atmosphere. It is the perfect setting for hosting friends or enjoying quiet evenings at home.

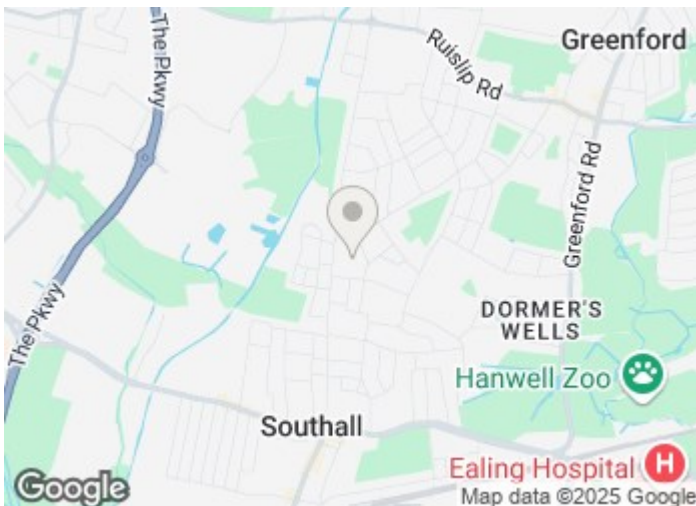
The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. Each bedroom is designed to be a tranquil retreat, ensuring a peaceful night's sleep. The layout is practical and functional, catering to modern living needs.

Offers In The Region Of £299,950

## 9 St. Crispins Close , Southall, UB1 2UT



- MODERN APARTMENT
- TWO BEDROOMS
- WALKING DISTANCE TO LADY MARGARET ROAD
- COMMUNAL GARDENS
- 99 YEAR LEASE
- WALKING DISTANCE TO LOCAL SCHOOLS AND AMENITIES
- EXCELLENT FIRS TIME BUY
- BUY TO LET INVESTORS ALIKE

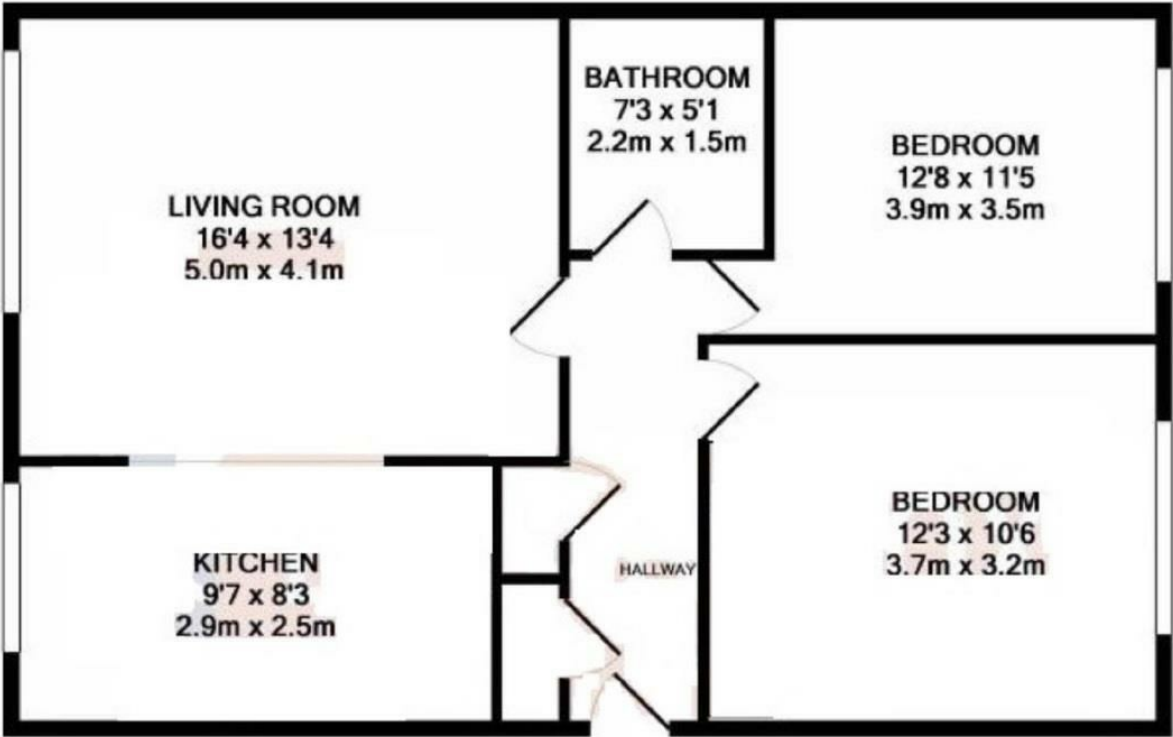


Directions





Floor Plan



TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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		