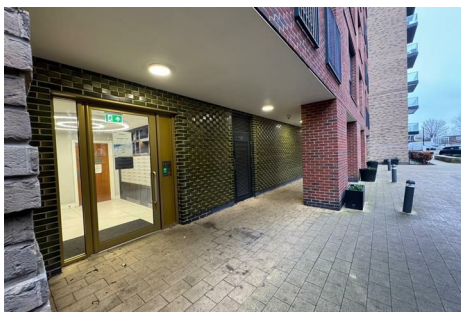




Parkfields

Estates



Merrick Road , Southall, UB2 4WS

Welcome to Samuelson House, a remarkable apartment located on Merrick Road in Southall. This stunning property, built just over five years ago, is situated on the 11th floor, offering breathtaking views of the surrounding area. The apartment features one spacious bedroom, a well-appointed bathroom, and a comfortable reception room, making it an ideal choice for individuals or couples seeking modern living.

One of the standout features of this apartment is the two private balconies, perfect for enjoying the fresh air and the picturesque scenery. The development itself is a spectacular example of contemporary architecture, boasting luxury apartments set amidst beautifully designed multi-level private roof gardens and a central courtyard garden. This creates a serene environment for residents to relax and unwind.

Convenience is at your doorstep, as the property is within walking distance to Southall Elizabeth Line station, providing excellent transport links to central London and beyond. The nearby Crossrail connections make commuting a breeze, ensuring you can easily access the vibrant city life.

Offers In The Region Of £330,000

129 Merrick Road

, Southall, UB2 4WS



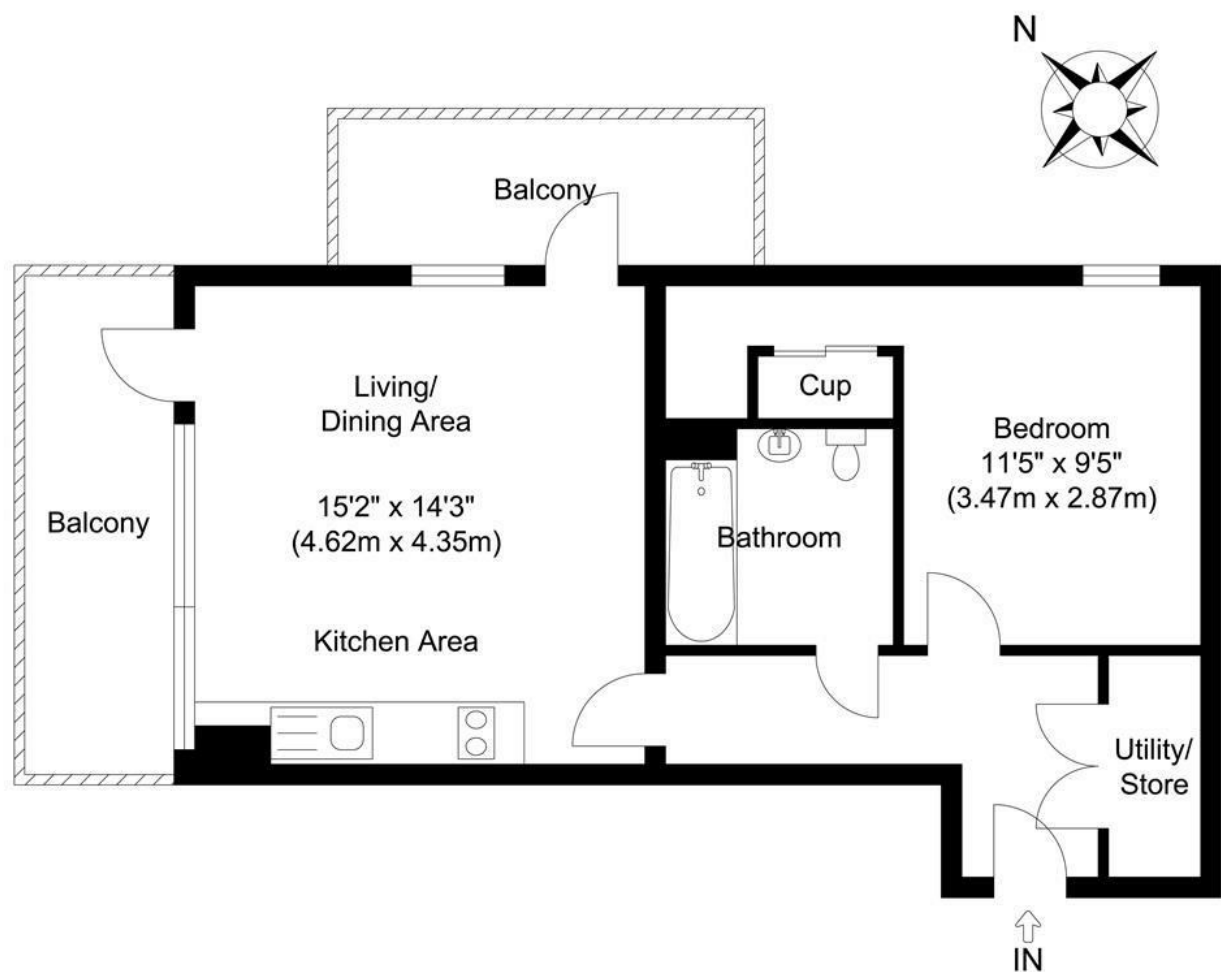
- SPACIOUS ONE BED APARTMENT
- 995 YEAR LEASE REMAINING
- WALKING DISTANCE TO SOUTHALL ELIZABETH LINE
- TWO BALCONIES
- LIFT ACCESS
- NO CHAIN
- DAYTIME CONCIERGE
- COMMUNAL AND LANDSCAPED ROOFTOP GARDENS



Directions



Floor Plan



Approximate Floor Area
510.42 sq. ft.
(47.42 sq. m)

Total Gross Internal Area (Including Balcony)
646.58 sq. ft.
(60.07 sq. m)

Total Gross Internal Area (Excluding Balcony)
510.42 sq. ft.
(47.42 sq. m)

11th 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	83	83
(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	