



Parkfields

Estates



Merrick Road , Southall, UB2 4WS

Welcome to this charming one-bedroom apartment located on the fourth floor of Samuelson House, nestled on Merrick Road in Southall. Built in 2020, this modern residence offers a delightful living experience in a vibrant community.

As you enter the apartment, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment boasts a spacious bedroom, ensuring comfort and tranquillity. The bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this property is the south-facing balcony, which invites an abundance of natural light and offers a lovely space to enjoy your morning coffee or unwind in the evening. Additionally, the east-facing balcony provides another outdoor area to appreciate the fresh air and views.

Offers In The Region Of £320,000

27 Merrick Road , Southall, UB2 4WS



- SPACIOUS ONE BED APARTMENT
- PRIVATE LANDSCAPED ROOFTOP GARDEN
- MODERN FAMILY BATHROOM
- BUILT IN 2020
- DAYTIME CONCIERGE
- LIFT ACCESS
- WALKING DISTANCE TO SOUTHALL ELIZABETH LINE
- BALCONY
- CLOSE TO LOCAL AMENITIES
- 995 YEAR LEASE REAMAINING

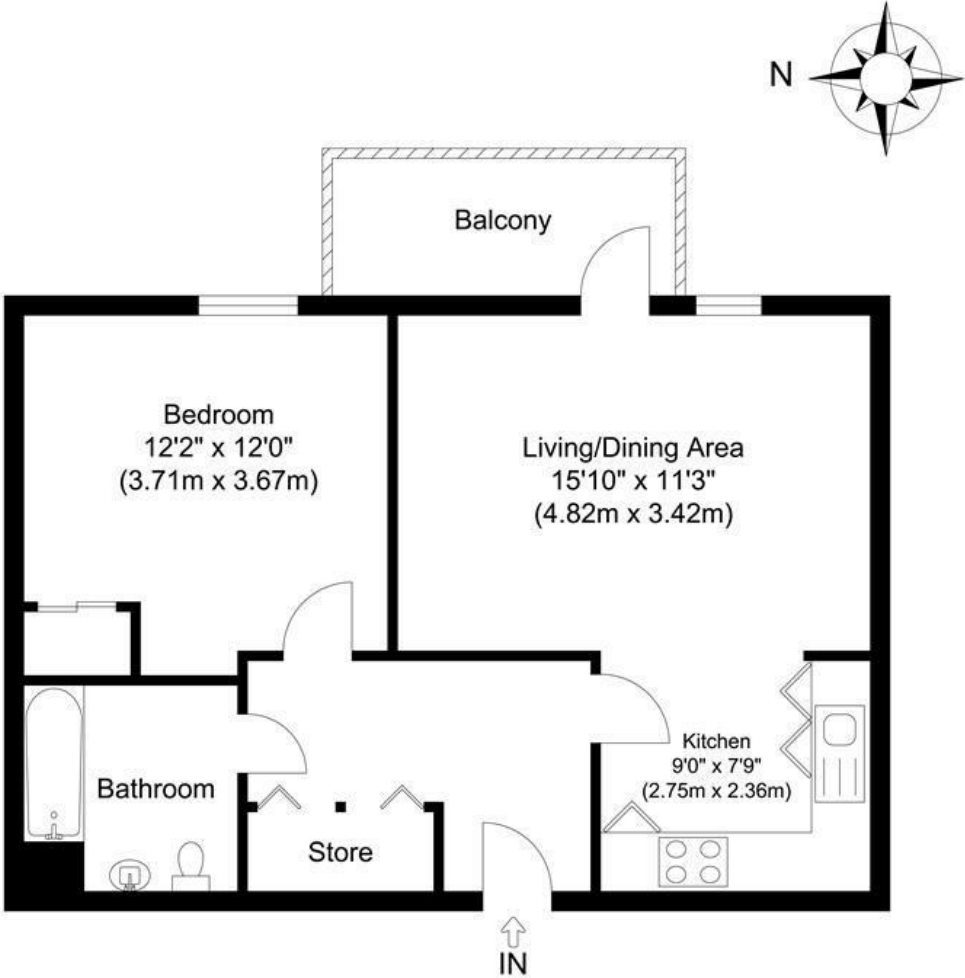


Directions





Floor Plan



Approximate Floor Area
545.29 sq. ft.
(50.66 sq. m)

Total Gross Internal Area (Including Balcony)
598.04 sq. ft.
(55.56 sq. m)

Total Gross Internal Area (Excluding Balcony)
545.29 sq. ft.
(50.66 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	84	84
(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