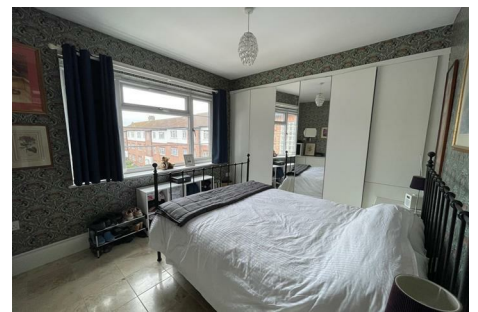




# Parkfields

Estates



## Southall Court, Lady Margaret Road , Southall, UB1 2RQ

A SPACIOUS TOP FLOOR APARTMENT LOCATED IN A RECENTLY BUILT (2015) AND GATED DEVELOPMENT ON LADY MARGARET ROAD. Accommodation includes; TWO BEDROOMS, LIVING ROOM WITH FEATURE FIRE PLACE AND JULIET BALONCY, KITCHEN, UTILITY ROOM AND BATHROOM/WC WITH STEAM SHOWER. To the outside there is a detached GARAGE. Bonus features include; UNDERFLOOR HEATING, DOUBLE GLAZING AND A VIRTUAL FREEHOLD (999 YEARS ISSUED ON COMPLETION). Early viewings are highly recommended.

Local Authority: London Borough of Ealing  
Council Tax Band: C

Asking Price £365,000

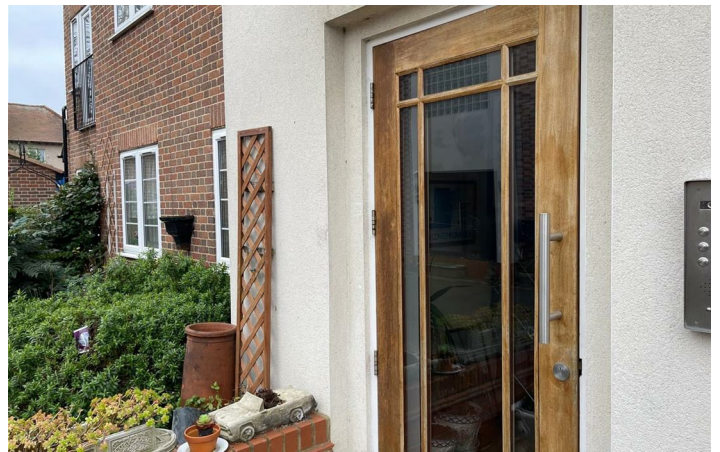
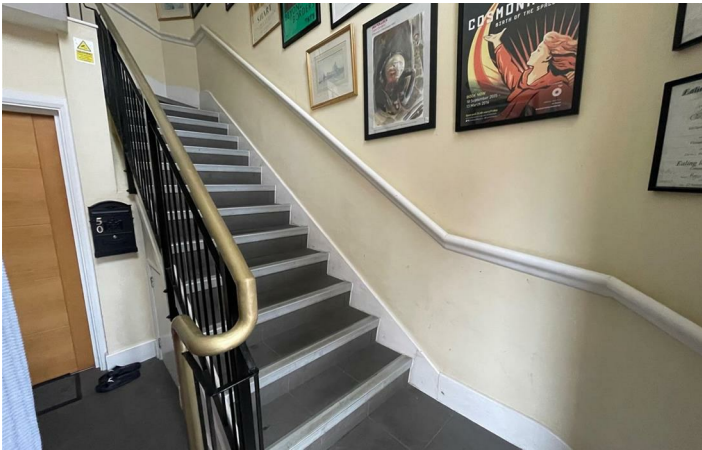
# 54 Southall Court, Lady Margaret Road , Southall, UB1 2RQ



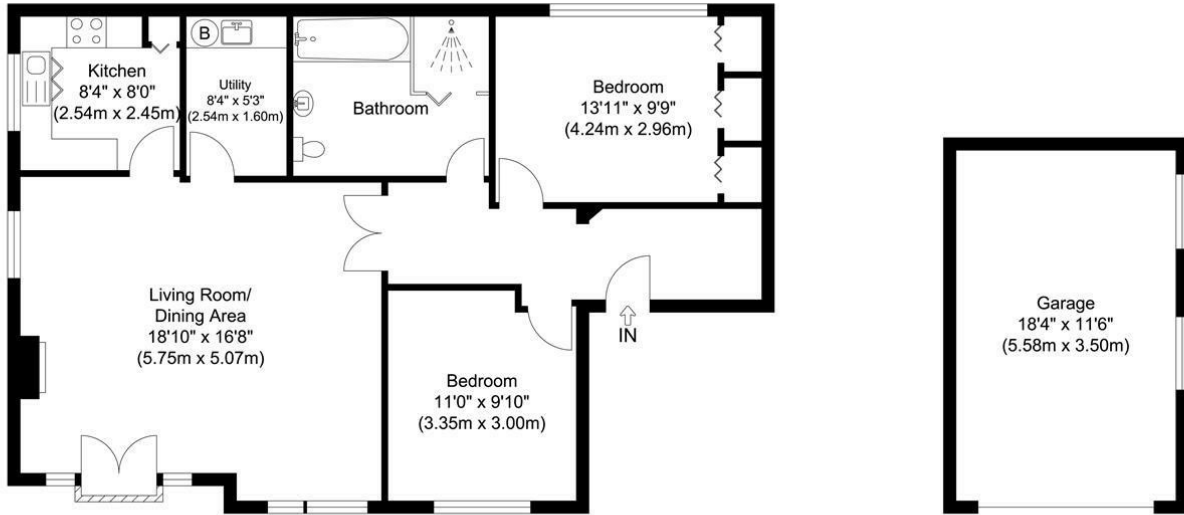
- SECOND FLOOR
- OVER 1000 SQFT (INCLUDING GARAGE)
- GATED DEVELOPMENT
- 999 YEAR LEASE
- TWO BEDROOMS
- RECENTLY BUILT (2015)
- UNDERFLOOR HEATING



[Directions](#)



# Floor Plan



Second Floor  
Approximate Floor Area  
861.32 sq. ft.  
(80.02 sq. m)

Garage  
Approximate Floor Area  
210.21 sq. ft.  
(19.53 sq. m)



Total Gross Internal Area (Including Garage)  
1071.54 sq. ft.  
(99.55 sq. m)

Total Gross Internal Area (Excluding Garage)  
861.32 sq. ft.  
(80.02 sq. m)

## Second Floor, Southall Court, Lady Margaret Road, Southall, UB1

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	