



593 Lady Margaret Road, Southall, UB1 2QQ  
£350,000

**EVANS**  
& COMPANY



## Lady Margaret Road Southall

- Ground Floor Apartment
- 2 Double Bedrooms
- Double Glazed
- Gas central Heating
- Modern Kitchen with Built in Oven & Hob
- Parking
- 944 Year Lease
- No Ground Rent

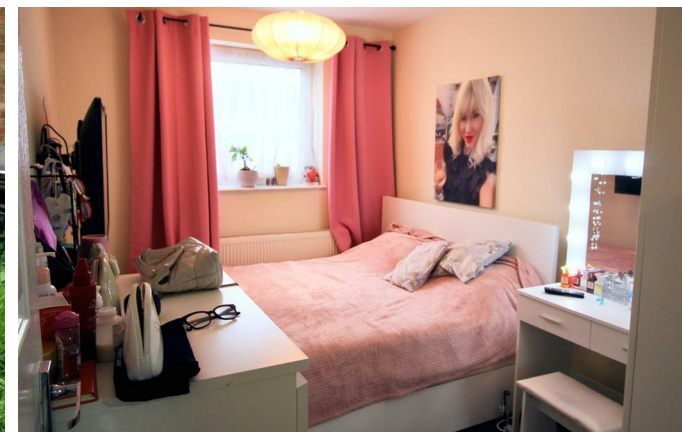
Evans & Company are pleased to offer this spacious 2 bedroom ground floor apartment located in a prime location providing easy access to local schools and transport links. Features include 2 double bedrooms, double glazed windows, gas central heating, modern kitchen with built in oven and hob and off street parking. The property boasts a 944 year lease and has no ground rent.

Double glazed front door to

### Lounge

21'1" x 10'11" (6.44 x 3.33)

Double glazed window to front, radiator, power points, built in cupboard, doors to



## Kitchen

12'9" x 8'3" (3.91 x 2.54)

Modern range of eye and base level storage units, roll edge worksurfaces, built in electric oven, 4 ring electric hob inset into work surface, overhead extractor hood, space and plumbing for washing machine, single drainer sink unit with mixer taps, double glazed window to front, tiled splash back, wood floors,

## Bedroom 1

11'11" x 10'11" (3.64 x 3.35)

Double glazed window to rear, radiator, power points.

## Bedroom 2

11'11" x 7'10" (3.65 x 2.41)

Double glazed window to rear, radiator, power points

## Bathroom

Panel enclosed bath with mixer taps and shower attachment, low level wc, wash hand basin, fully tiled walls and floors, heater towel rail

## Outside

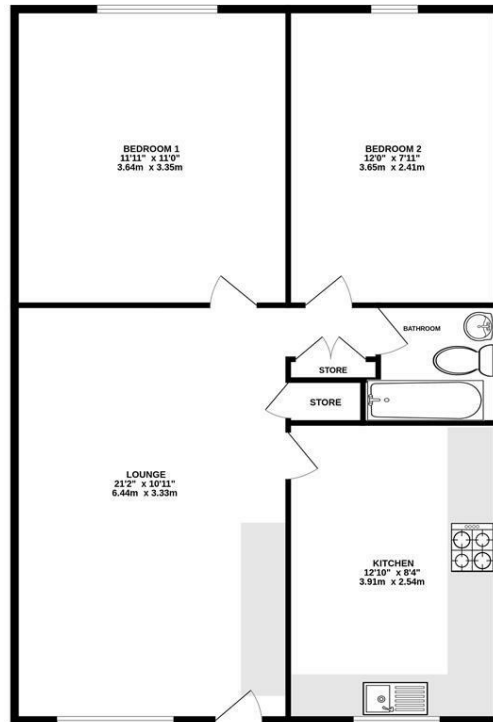
## Communal Gardens

## Off Street Parking

Parking area

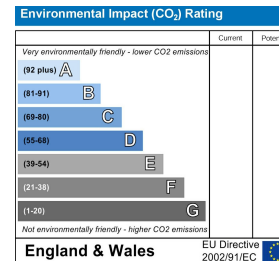
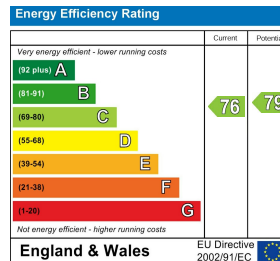


GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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55 The Broadway, Greenford, Middlesex, UB6 9PN  
020 8575 7722  
enquiries@evanson-line.com  
www.altosoftware.co.uk