



Flat 13 Atherton Place Southall, UB1 3QT

£230,000

Nestled in the vibrant area of Southall, this charming flat on Longford Avenue offers a delightful living experience. The property features a well-appointed reception room, perfect for relaxation or entertaining guests. With two spacious bedrooms, it provides ample space for a small family or professionals seeking a comfortable home.

The maisonette boasts a modern bathroom, ensuring convenience and privacy. Natural light floods the space, thanks to the double-glazed windows, which also enhance energy efficiency. Central heating throughout the property guarantees warmth during the cooler months, making it a cosy retreat.

Situated in a lively neighbourhood, residents will enjoy easy access to local amenities, including shops, parks, and excellent transport links. This property presents an ideal opportunity for those looking to settle in a welcoming community while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking a rental investment, this maisonette is certainly worth considering.

Flat 13 Atherton Place, Southall, UB1 3QT

Communal Entrance

Stairs to 3rd floor

Entrance Hall

Power points, storage cupboards, central heating, doors to

Bathroom

Enclosed bath panel, low level WC, wash hand basin with mixer taps, central heating, double glazed window

Kitchen

10'10" x 6'11" (3.31 x 2.13)

Eye and base level storage units, stainless steel single drainer sink unit with mixer taps, power points, double glazed window

Reception Room

16'3" x 10'9" (4.97 x 3.29)

Double glazed windows, central heating, power points

Bedroom 1

11'6" x 10'9" (3.52 x 3.29)

Double glazed window, power points, central heating

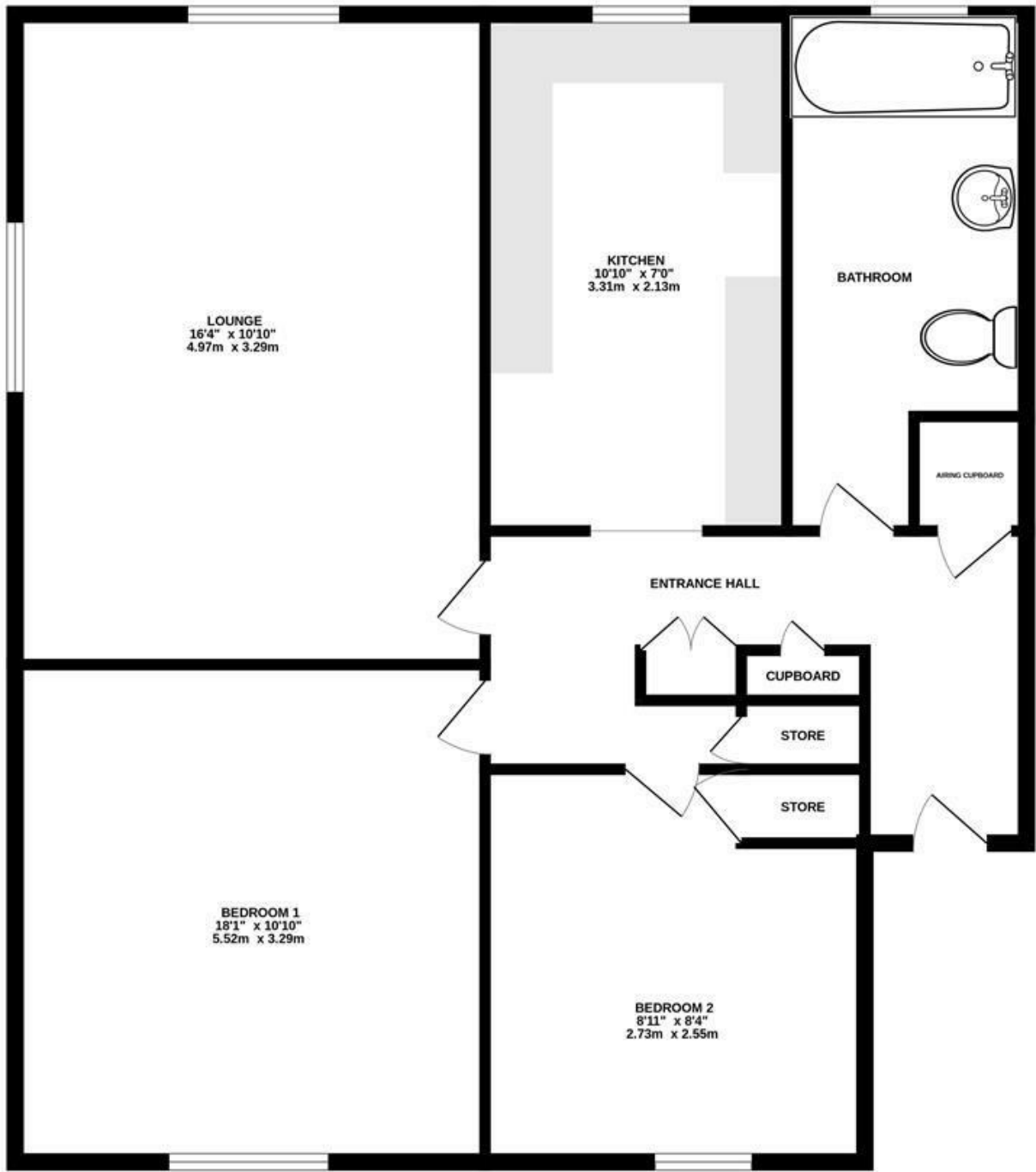
Bedroom 2

8'11" x 8'4" (2.73 x 2.55)

Built in cupboard, double glazed window, power points, central heating



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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 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		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		