



exp[®]

Gentel House, Samara Drive, Southall, UB1 1FJ - £400,000

www.stuardix.exp.uk.com

Genteel House, Samara Drive, Southall, UB1 1FJ

Tenure: Leasehold

Quick Summary

Price:	£400,000
Property Type:	Apartment
Beds:	2
Baths:	1
Reception Rooms:	1
Council Tax Band:	C

Features

Stylish Two Bedroom Apartment	Beautifully Finished Accomodation
Private Balcony	Two Bedrooms
Open Plan Living/Kitchen/Dining	Just 0.5 Miles From Southall Train Station
Room Stunning Modern Bathroom	Secure Allocated Parking

Property Description

Discover modern living in this beautifully presented two-bedroom apartment. Situated in the vibrant Green Quarter, just 0.5 miles from Southall Train Station, the location, combined with the contemporary setting and stylish interior, makes this home stand out among buyers looking for a property that truly offers something special.

The interior is modern, inviting, and functional. A well-proportioned open-plan living space combines a reception room, kitchen, and dining area, featuring integrated appliances, contemporary feature-wall décor, and a balcony that's perfect for entertaining and al fresco dining.

The apartment comprises two bedrooms, each benefiting from fitted wardrobes. The main bathroom is elegantly appointed with a chic design, creating a beautifully finished space for daily routines.

Further enhancing the appeal of this property is an allocated parking space.

The Green Quarter is one of West London's most ambitious regeneration projects with a thriving, sustainable, and nature-led neighbourhood. Designed with biodiversity and green living at its core, the development offers residents an exceptional lifestyle surrounded by acres of open green space, including two newly created parks, tranquil wetlands, beautifully landscaped gardens, & vibrant community areas with excellent access to cafes, gyms, shopping facilities, restaurants, and so much more. Situated in zone 4, Southall Crossrail station with the Elizabeth line provides easy access to Central London & Heathrow Airport.

Tenure: Leasehold - (Approx 118 Years Remaining)

Service Charge: £294.17 (Monthly)

Ground Rent: £350 (Annually)

Council Tax Band: C (London Borough of Ealing)

EPC Rating: B

IMPORTANT:

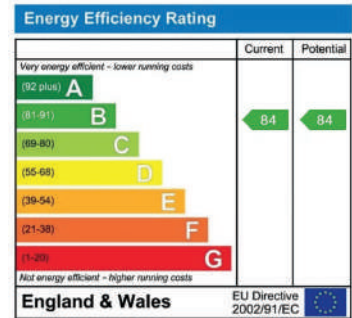
The information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise to confirm legal statuses, definitions and uses. Should details in these respects be required, please make a written request to which a response will be given where possible. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

PLEASE NOTE: Photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale.

REFERENCE TO APPLIANCES and/or facilities does not imply that they are necessarily included, operational or functioning for the purpose as none of these are tested, checked for safety or otherwise. Your solicitor must check all information in this regard during the conveyancing process. Whilst the details contained within have been prepared in good faith, due to the nature of potential changes & inaccuracies; should you wish to check any of the details contained within, please make an official enquiry in writing to which checks will be carried out to confirm (to the best of the ability of the designated representative) the nature of your enquiry with a written response.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be required by law to produce identification documentation which will incur a charge of £30 per individual wishing to proceed by way of intended purchase. Please note this amount is strictly non-refundable as it is assumed by way of payment on your behalf to a third party Anti-Money Laundering Verification Firm that you as the purchaser(s) agree to the terms stated, and; are therefore making a decision based solely on your own volition and intent with full knowledge of the terms outlined within to proceed towards an intended purchase.

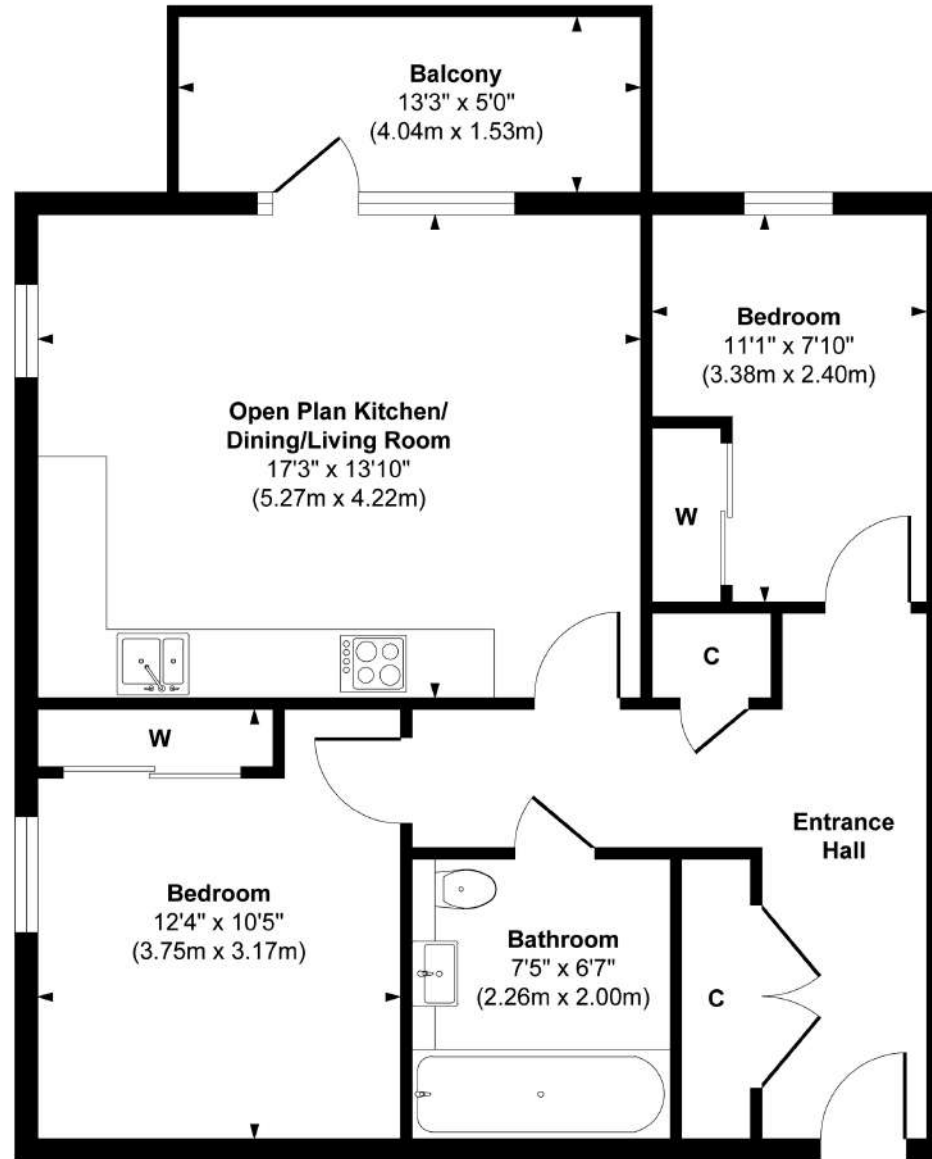
OFFER / PURCHASE TERMS: Any intended purchaser must supply suitable proof of financial funds prior to any offer being formally agreed. It is expected that any intended purchaser will already have confirmation in place of suitable financial arrangements prior to any offer being formally agreed alongside an appointed legal representative in respect of conveyancing.



STUART DIX
exp

Mon to Fri: 9am to 7pm Sat: 9am to 5pm
E: stuart.dix@expuk.com W: stuartdix.exp.uk.com

Samara Drive, Southall - The Green Quarter



Third Floor

Approx. Gross Internal Floor Area 674 sq. ft / 62.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



STUART DIX

exp UK



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



exp[®]

Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)





Viewings: 07305 642913

[# Click to Book A Free Valuation By Stuart Dix](#)



~ Personal Agency At It's Finest ~

STUART DIX
exp

Arrange A Free Property Valuation: [CLICK HERE](#)