



# Parkfields

Estates



## Cranleigh Gardens , Southall, UB1 2BX

Welcome to this charming ground floor apartment located on Cranleigh Gardens in Southall. This purpose-built flat offers a generous living space of 766 square feet, making it an ideal home for families or those seeking extra room to breathe.

The property features three well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings at home. The flat also includes a bathroom, ensuring convenience for all residents.

The flat is offered with no chain, allowing for a smooth and straightforward purchasing process.

Situated with easy access to Lady Margaret Road, residents will benefit from excellent transport links and local amenities, making daily life both convenient and enjoyable.

**Asking Price £325,000**



## 83 Cranleigh Gardens , Southall, UB1 2BX



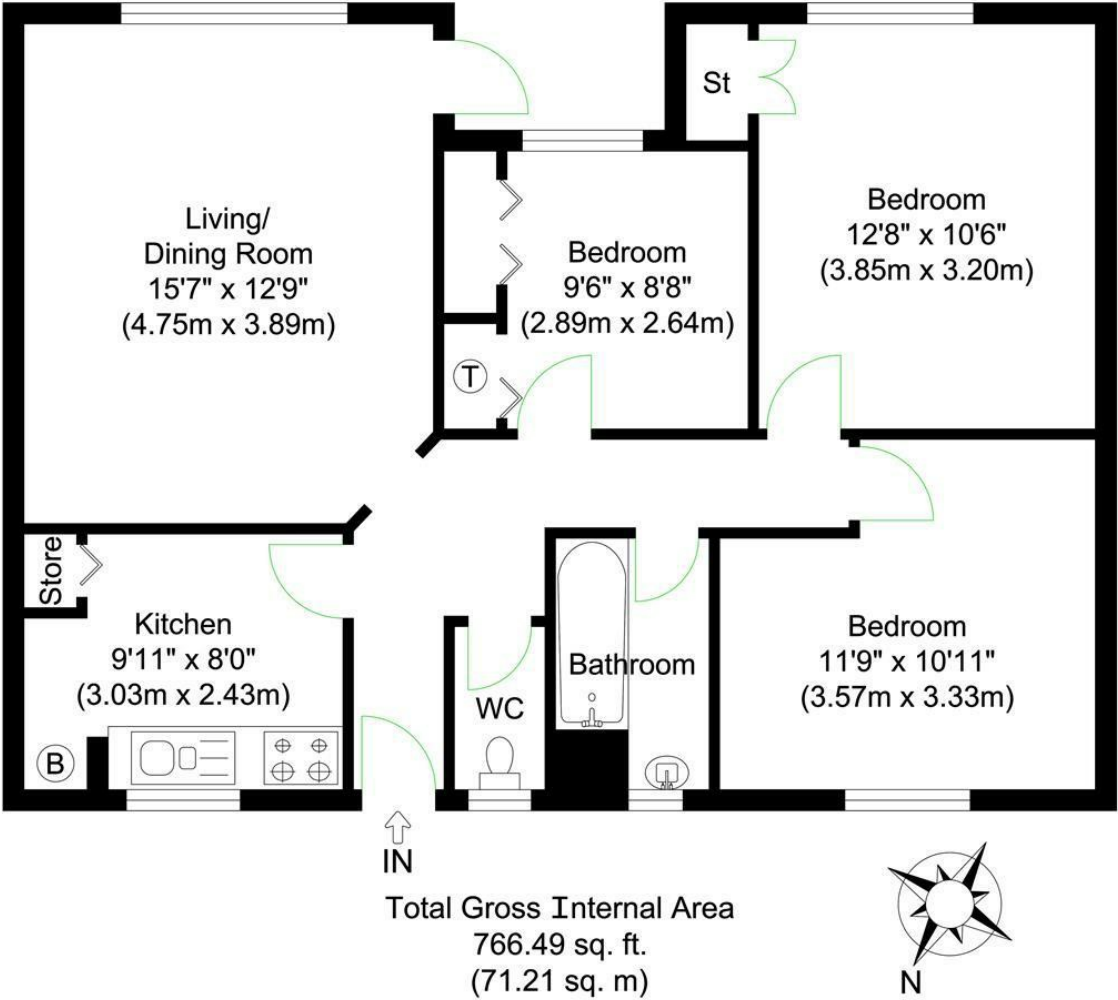
- GROUND FLOOR FLAT
- LOUNGE
- JUST BY LADY MARGARET ROAD
- 85 YEAR LEASE
- KITCHEN
- EASY ACCESS TO SCHOOLS
- THREE BEDROOMS
- RECENTLY DECORATED
- NO CHAIN



Directions



Floor Plan



Ground Floor, Cranleigh Gardens, 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 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		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		