



91 Cranleigh Gardens, Southall

Southall

PHILLIP LAURE
ESTATE AGENTS

£2,450 pcm

TRUST EXPERIENCE RESULTS



91 Cranleigh Gardens

Southall

3 bed purpose built flat, 1st floor, lounge, separate kitchen, bathroom & separate wc, balcony, central heating, double glazed, communal gardens, parking, part furnished, available now.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three bed flat
- First floor purpose built
- Lounge dining room
- Separate fitted kitchen
- Bathroom & separate wc
- Central heating & Double glazed
- Part furnished
- just under a mile from Southall Broadway's multiple shopping centre
- Available now





Entrance

ENTRANCE Communal staircase to first floor external balcony, outside storage cupboard, private composite part double glazed entrance door to:-

Lounge Dining Room

LOUNGE DINING ROOM Upvc double glazed window, coved ceiling, carpeted flooring, media & display unit, corner desk, radiator, Upvc double glazed double door to balcony.

Kitchen

KITCHEN Fitted kitchen comprising:- Range of Shaker style wall units with cornice & light rails, matching base & drawer units with laminated worktops over & tiled splash backs, inset stainless steel single bowl single drainer sink unit with monobloc mixer taps, free standing washing machine, free standing fridge freezer, cooking appliances to include fitted oven & gas hob with extractor canopy over, wall mounted central heating boiler, tiled flooring, Upvc double glazed window.

Bedroom One

BEDROOM ONE Upvc double glazed window, coved ceiling, part mirror fronted four door wardrobe, bed frame, carpeted flooring, radiator.

Bedroom Two

BEDROOM TWO Dual aspect Upvc double glazed window, three door wardrobe & drawer unit, bed frame, carpeted flooring, radiator.

Bedroom Three

BEDROOM THREE Upvc double glazed window, built in triple wardrobe, carpeted flooring, radiator.





BATHROOM

Fitted white suite comprising:- Steel paneled bath with bath/shower mixer taps, flexible hose & detachable shower head, ceramic wash hand basin with monobloc mixer taps & storage cabinet under, fully tiled walls, tiled flooring, radiator, Upvc double glazed window.

SEPARATE WC

White suite comprising:- Low level wc, part tiled walls & flooring, Upvc double glazed window, radiator.

Balcony

BALCONY External balcony with far reaching views over the communal gardens & beyond.

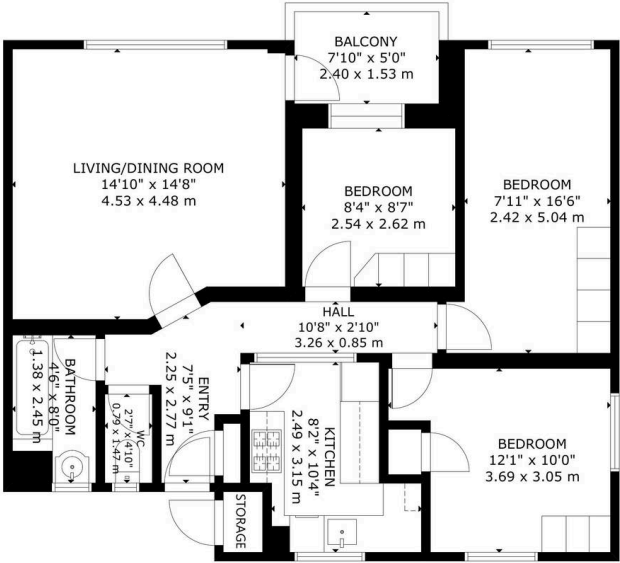
Communal Garden

COMMUNAL GARDENS Surrounding the property mostly laid lawn with various shrubs & hedgerow boundaries.

PARKING

Residents parking.





GROSS INTERNAL AREA
TOTAL: 75 m²/805 sq.ft
FIRST FLOOR: 75 m²/805 sq.ft
EXCLUDED AREA: BALCONY: 4 m²/39 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR