



# TO LET

**Crosslands Avenue, Southall, UB2 5QY**  
**£1,750 Per Calendar Month**

**DBK**  
ESTATE AGENTS

- Available To Rent Immediately!
- Open Plan Living
- Spacious Reception Room
- Modern Fitted Kitchen
- Chic Shower Room/ WC
- Two Spacious Bedrooms
- Large Rear Garden
- Ample Storage
- Heston Community School 0.7 Miles
- Southall Station 1.3 Miles

## THE PROPERTY

Available To Rent Immediately!

This well presented property offers modern, comfortable living in a highly convenient location.

The accommodation comprises a spacious reception room with an open plan layout, creating a bright and versatile living space. The modern fitted kitchen is finished to a good standard, offering both style and practicality.

The property further benefits from two generously sized bedrooms, a chic shower room/WC, and ample storage throughout, ensuring excellent day to day convenience.

Externally, there is a large rear garden, ideal for outdoor relaxation and entertaining.

Located within close proximity to well regarded local amenities, the property is just 0.7 miles from Heston Community School and approximately 1.3 miles from Southall Station, providing excellent transport links and access to surrounding areas.

