

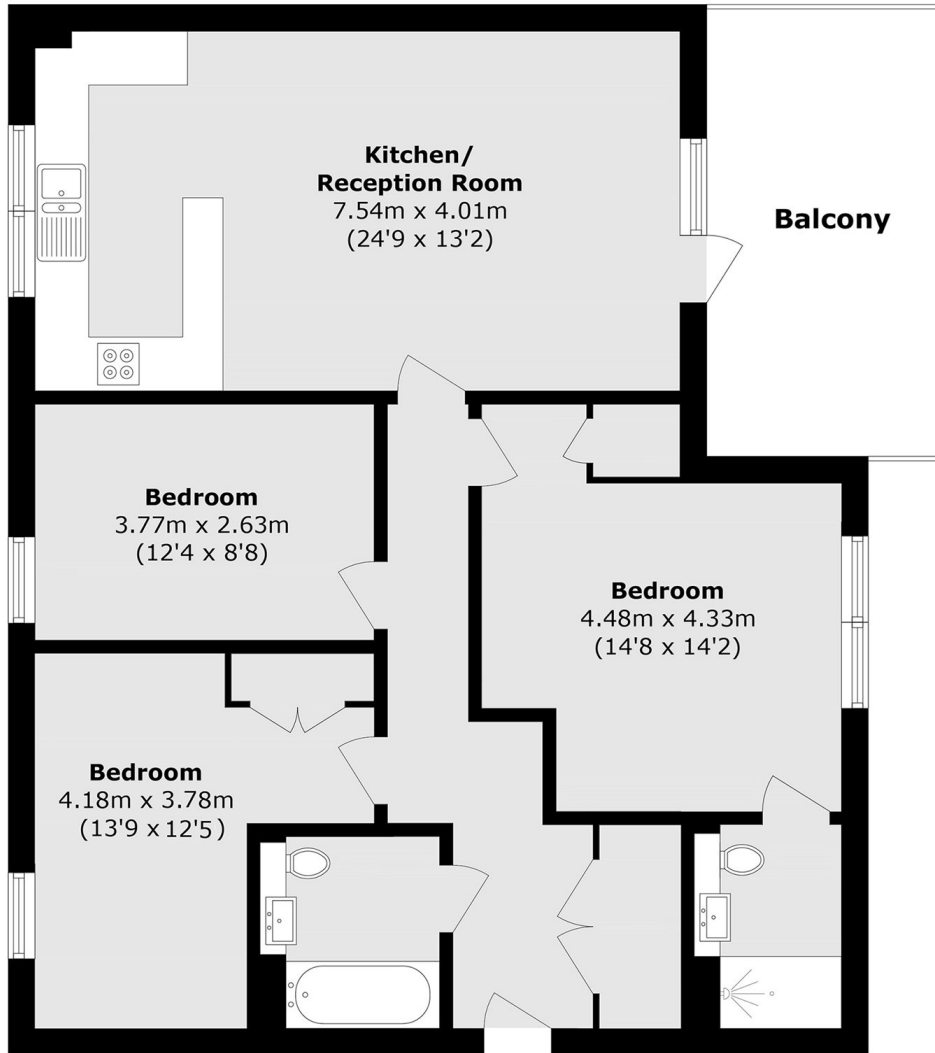
## Merrick Road, UB2

**£480,000**

This beautifully presented modern three bedroom apartment features a bright and spacious kitchen/reception room with direct access to a generous private balcony along with a family bathroom and an additional en-suite shower room. Daytime concierge.

Located within a short walk of Southall Station, offering Elizabeth Line services into Central London and easy access to Heathrow Airport. The area also provides a wide range of local shops, supermarkets, cafés and restaurants, along with nearby well-regarded schools and green open spaces.

- Three Bedrooms • Two Bathrooms • Private Balcony •
- Secure Parking • Communal Roof Garden • Long Lease •



Total area (approx.): 93.2 sq. m (1003.2 sq. ft)  
Balcony area (approx.): 12.0 sq. m (129.2 sq. ft)

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Energy Rating: B We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.