



# Parkfields

Estates



## Livingstone Road , Southall, UB1 1PH

Welcome to this charming ground floor maisonette located on Livingstone Road in the vibrant area of Southall. This delightful property has been newly renovated, offering a fresh and modern living space that is ready for you to move in.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The maisonette features two well-proportioned bedrooms, ideal for a small family or those seeking a comfortable home office space. The bathroom is thoughtfully designed, ensuring convenience and comfort.

One of the standout features of this property is the private garden with independent access, a lovely outdoor space where you can enjoy the fresh air, host barbecues, or simply unwind after a long day. Additionally, the property benefits from off-street parking, providing you with the ease of access and security for your vehicle.

**Asking Price £329,950**

# 14 Livingstone Road , Southall, UB1 1PH



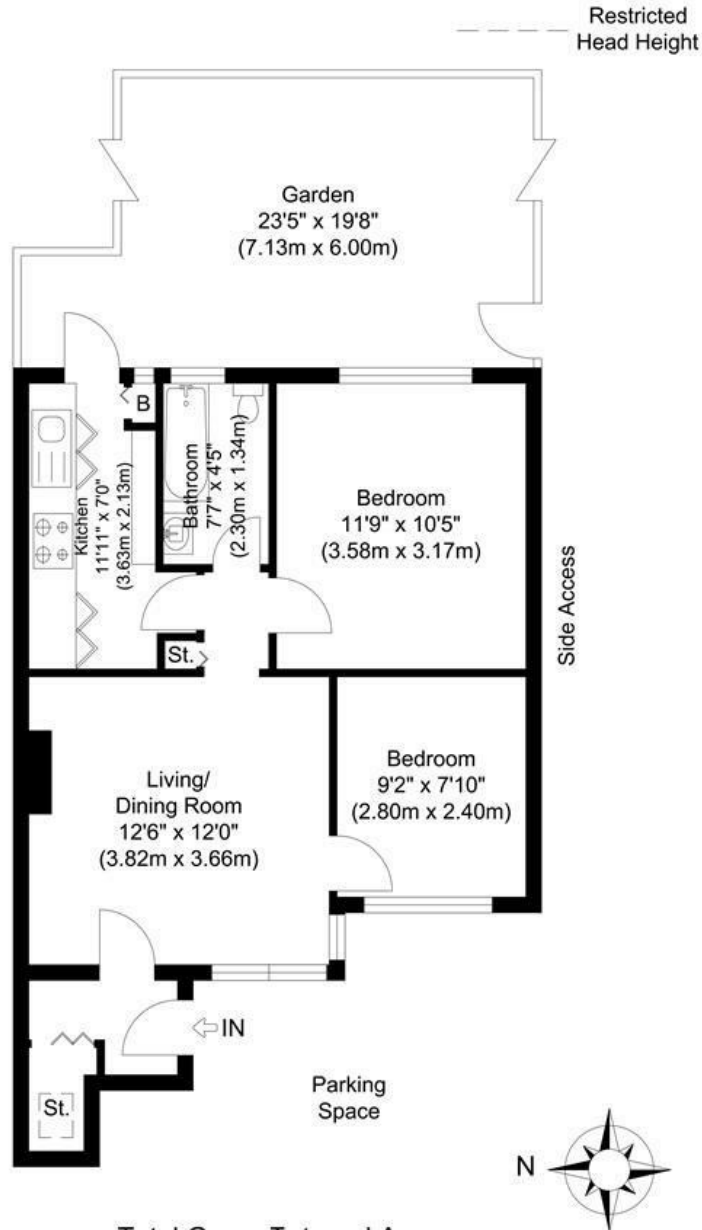
- GROUND FLOOR MAISONETTE
- OFF STREET PARKING
- WALKING DISTANCE TO SOUTHALL BROADWAY
- EPC RATING - C
- NEWLY RENOVATED THROUGHOUT
- PRIVATE GARDEN
- IDEAL FIRST TIME BUY OR BUY TO LET
- 105 YEAR LEASE REMAINS
- NEW KITCHEN & BATHROOM
- NO CHAIN



Directions



# Floor Plan



Total Gross Internal Area  
515.37 sq. ft.  
(47.88 sq. m)

## Ground Floor, Livingstone Road, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 The Crescent, Southall, Middlesex, UB1 1RE  
Tel: 0208 571 0253 Email: [info@parkfields-estates.com](mailto:info@parkfields-estates.com) <https://www.parkfields-estates.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	