



Barnes Avenue, Southall, UB2 5TD
£185,000



1



1



1



D



Barnes Avenue, Southall, UB2 5TD

£185,000

- One Bedroom Apartment
- Bright Reception Room
- Local Amenities Nearby
- Within Close Proximity To Elizabeth Line
- New Lease On Completion To 157 Years
- Second Floor
- Parking
- Quiet Residential Location
- Chain Free
- Great For First Time Buyers & Investors

Description

Nestled on Barnes Avenue in the vibrant area of Southall, this charming house offers a delightful living space perfect for individuals or couples seeking comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a bright and airy reception room, ideal for both relaxation and dining. This inviting space is filled with natural light, creating a warm atmosphere. A fitted kitchen and a double bedroom completes this home.

Situation

Barnes Avenue benefits from very good transport links, the nearest station is Southall Station with the Elizabeth line giving easy links into Central London and the surrounding area. For the motorist the M4 and M25 being within also within close proximity. The area is also served by a number of highly regarded schools including Clifton Primary School, Rated Outstanding and Featherstone High School. The high street being an just a short drive away with its variety of local shops, restaurants, cafes, takeaways and coffee shops.



Barns Avenue, UB2
Approximate Area = 367 sq ft / 34.1 sq m
For identification only - Not to scale

Reception /
Dining Room / Kitchen
4.89 max x 4.26 max
16'1 x 14'0

Bedroom
3.33 max x
2.70 max
10'11 x 8'10

Second Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.
Produced for Allday & Miller.

**ALLDAY
& MILLER**
estate agents

A map of the North Hyde area in London. A green pin marks a location on Norwood Rd. To the south, a green circular icon with a white dot represents 'The Middlesex Badminton Dome'. The map shows several roads: King St, Guru Nanak Rd, Hammond Rd, Merrick Rd, Norwood Rd, Clifton Rd, Regina Rd, Adelaide Rd, Lea Rd, N Hyde Ln, Thorncliffe Rd, Hadley Gardens, and Crosslands Ave. A blue line representing a river or canal runs diagonally across the map. The Google logo is in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	60	74	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		

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.