

Merrick Road, Southall, UB2 4WR
Guide Price £475,000

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This beautifully presented fourth floor apartment forms part of a modern and highly sought-after development, ideally positioned within walking distance of Southall Station.

The apartment features three well-proportioned bedrooms, including a generous principal bedroom complete with a contemporary ensuite shower room. The heart of the home is the impressive open plan kitchen and living area, creating a bright and sociable space ideal for both everyday living and entertaining. The chic fitted kitchen is complemented by integrated appliances and sleek cabinetry, while a fashionable family bathroom suite serves the remaining bedrooms.

Further benefits include a private balcony, ample internal storage, lift access, secure entry system and the reassurance of a daytime concierge service. Residents can also enjoy access to attractive communal roof terraces and children's play areas.

Just 5 minutes from Southall Station (Elizabeth Line), with fast links to Heathrow (10 mins), Tottenham Court Road (22 mins), Liverpool Street (28 mins), and Canary Wharf (34 mins), this home offers superb connectivity. Ideal for professionals, families, or investors. The area boasts popular restaurants, gyms, green spaces, and reputable schools including Three Bridges Primary and Featherstone High. Major roads such as the M4, A4, and A40 are also within easy reach.

Key Features

- **Modern Development Sited within Walking Distance to Southall Station + Set Back from the Main Road**
- **Fourth Floor Apartment with Great Privacy - 973 Sq.Ft**
- **Three Well Proportioned Bedrooms (Principle Bedroom with Ensuite)**
- **Open Plan Kitchen + Living Area**
- **Chic Kitchen with Integrated Appliances**
- **Fashionable Family Bathroom Suite**
- **Ample Internal Storage**
- **Approx. 991 Years Lease**
- **Daytime Concierge + Generously Sized Private Balcony + Communal Roof Terraces**
- **Lift Access + Secure Entry System**



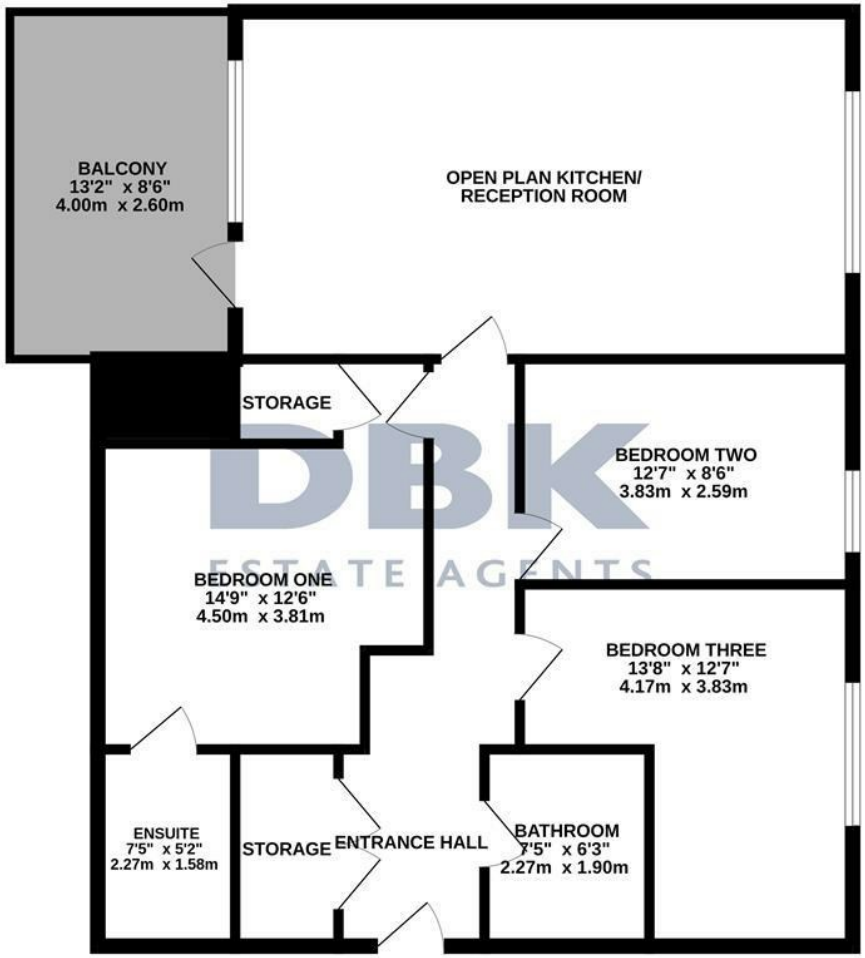




Lease
Approximately 991 years remaining

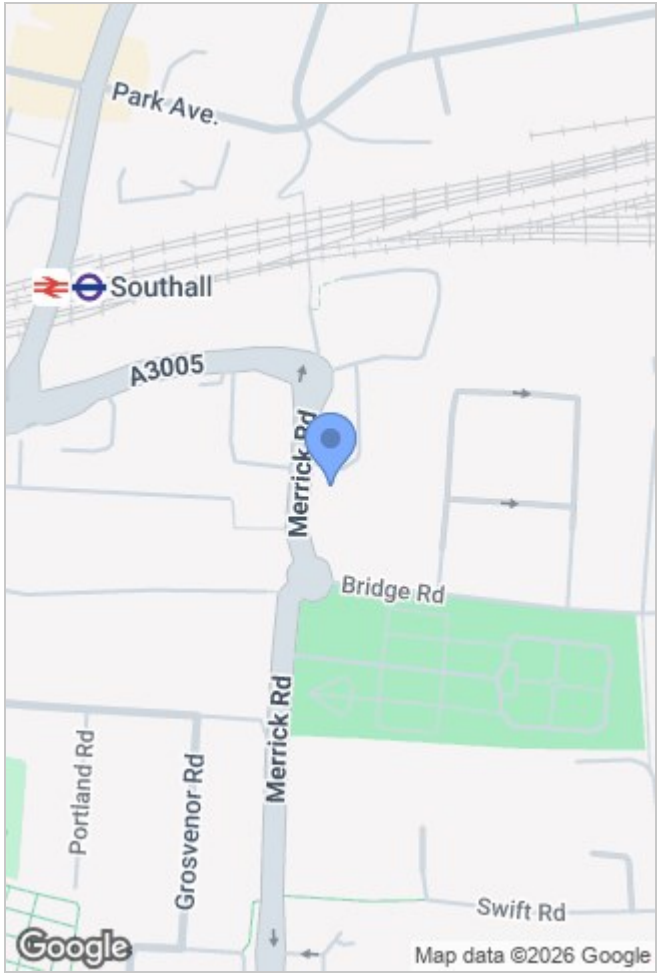
Service Charge
£4,902.12 per annum

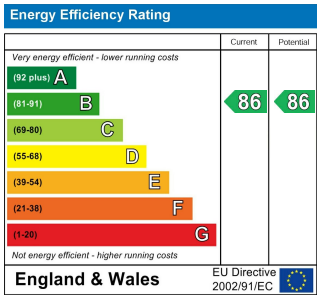
Ground Rent
£400.00 per annum

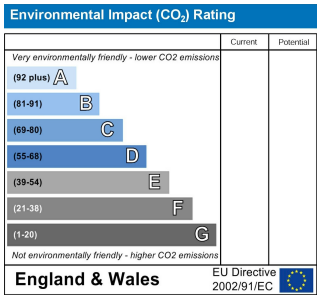


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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