



TO LET • FIRST-FLOOR FLAT

Livingstone Road

Southall, UB1

Monthly Rent

£1,950 pcm



2

BEDROOMS

1

BATHROOM

1

RECEPTION

69 (c)

EPC RATING

The Property

LIVINGSTONE ROAD, SOUTHALL · UB1

A bright and well-located two-bedroom first-floor flat in UB1, offering two generous double bedrooms, a comfortable living room, family bathroom and fully fitted kitchen.

A standout benefit is private garden access via the rear balcony and external stairs, providing excellent outdoor space.

Ideally positioned within easy reach of Southall Broadway, with its extensive choice of shops, restaurants, supermarkets, amenities, bus routes and places of worship. Southall Elizabeth Line (Crossrail) station is also easily accessible, providing fast connections to Central London and Heathrow Airport.

An excellent rental opportunity combining two double bedrooms, private garden access and superb transport links.

KEY FEATURES

- Two Double Bedrooms
- Comfortable Living Room
- Fully Fitted Kitchen
- Family Bathroom
- Private Garden Access Via Rear Balcony & External Stairs
- Moments From Southall Broadway
- Southall Elizabeth Line Station Nearby



KITCHEN



KITCHEN



FAMILY BATHROOM



HALLWAY

Bedrooms

LIVINGSTONE ROAD, SOUTHALL · UB1



BEDROOM ONE



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

Further Information

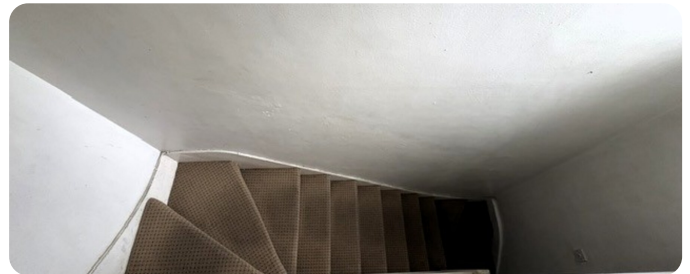
LIVINGSTONE ROAD, SOUTHALL · UB1



LIVING ROOM



LANDING



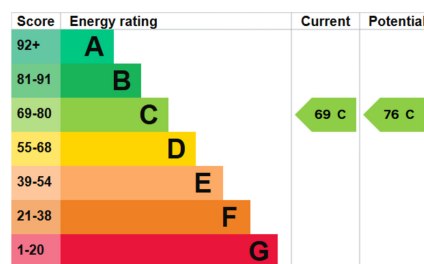
STAIRCASE

KEY INFORMATION

Accommodation Living room · fully fitted kitchen · two double bedrooms · family bathroom

Type First-Floor Flat · **Rent** £1,950 pcm · **EPC** Current 69 (C), Potential 76 (C)

Outside Private garden access via the rear balcony and external stairs.



Current 69 (C) · Potential 76 (C)

Arrange a Viewing

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AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of prospective tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct.