



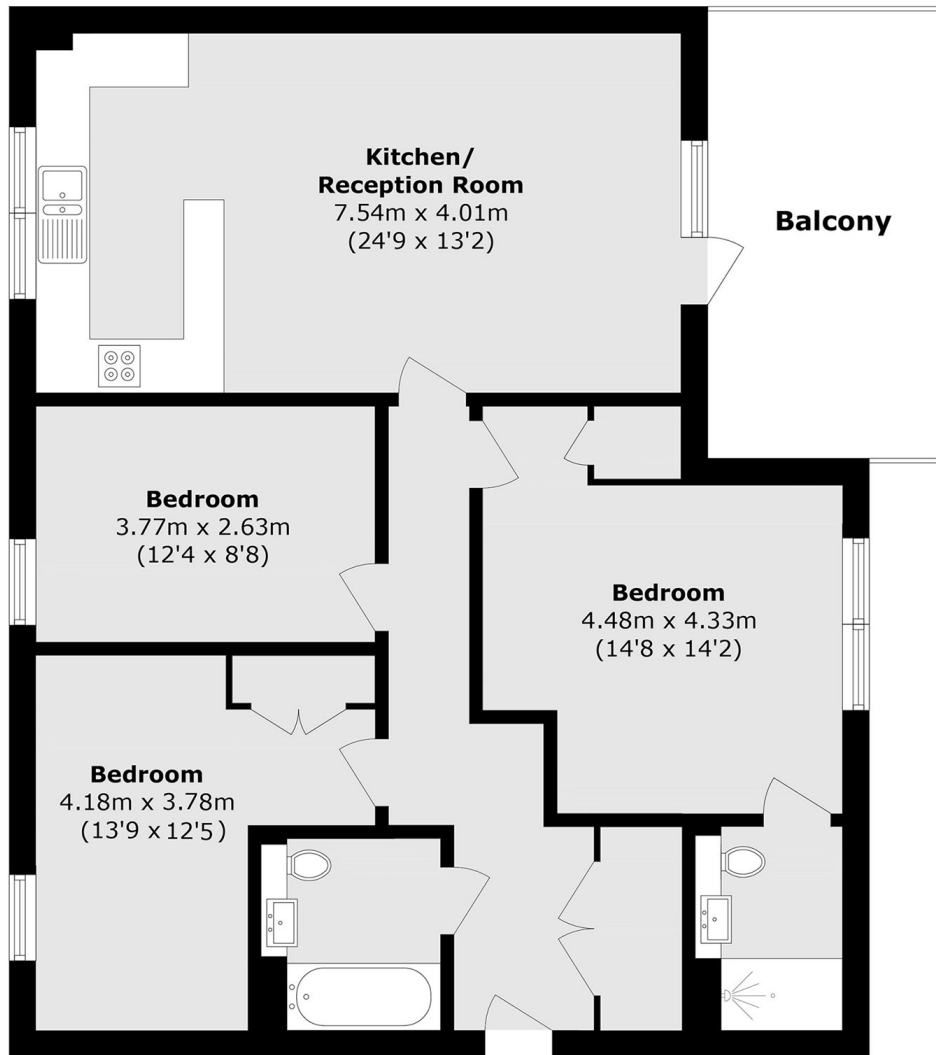
Merrick Road, UB2

£480,000

This beautifully presented modern three-bedroom apartment offers a bright and spacious kitchen/reception room, with direct access to a generous private balcony. The property features three well-proportioned bedrooms, including two large doubles and a comfortable third bedroom, complemented by a contemporary family bathroom and an additional en-suite shower room.

Just a short walk from Southall Station with its Elizabeth Line services, residents benefit from journeys into central London and easy access to Heathrow Airport. In the immediate area you'll find a broad range of local shops, supermarkets, cafés and restaurants, several well-regarded primary schools nearby and green spaces and parks.

- Three Bedroom Flat • Open Plan Kitchen/Reception/Diner • Master Bedroom With En-Suite •
- Secure Parking • Communal Roof Garden • Shared Garden •
- Lease 991 Years Remaining •



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

David Conway
020 8422 5222

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.