



Grosvenor Road
, Southall, UB2 4BS

- Chain-free spacious 3-bedroom apartment
- Two doubles and a spacious single bedroom
- Modern family bathroom and fully fitted kitchen
- Southall Crossrail on your doorstep

Offers In Region Of £355,000

EPC Rating 'TBC'





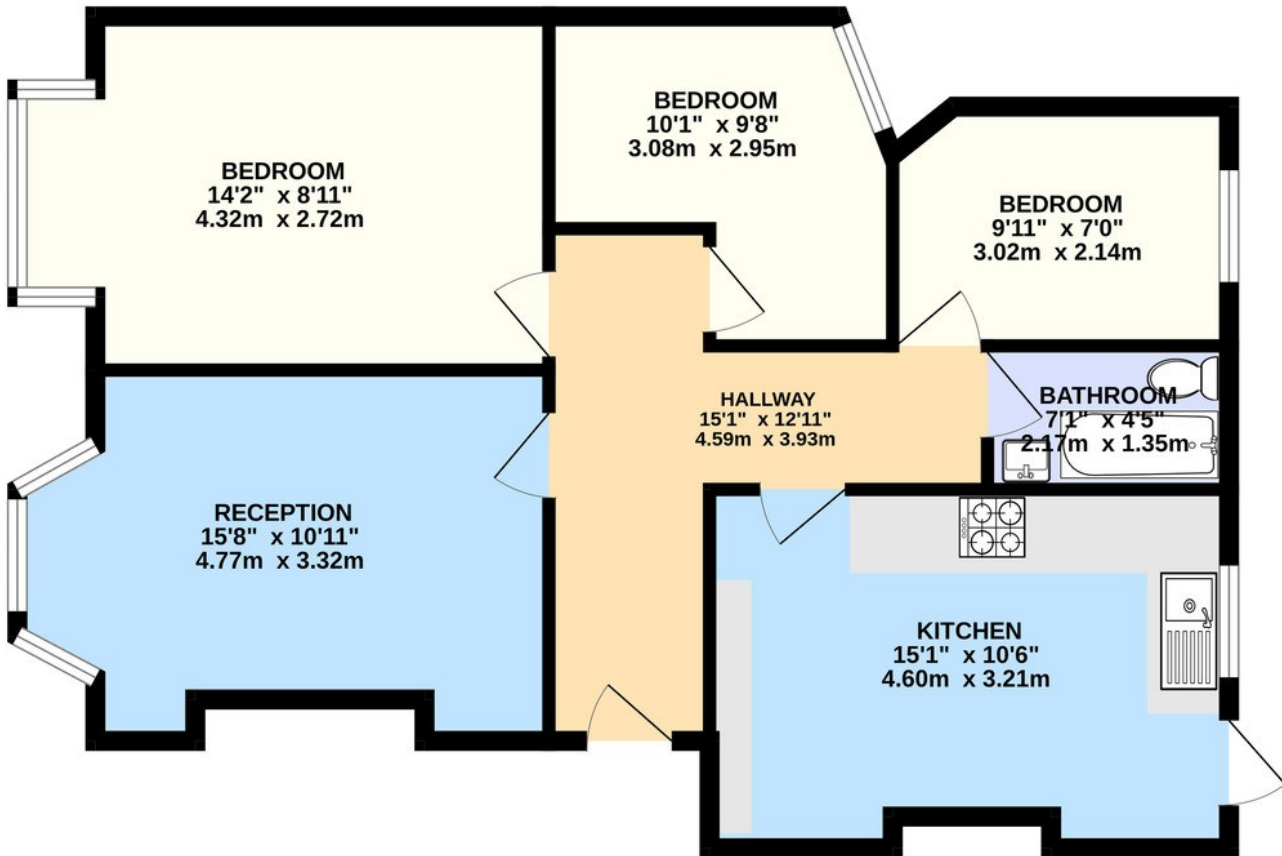
Property Description

Hiltons Estates proudly brings to market this outstanding and spacious chain-free 3-bedroom apartment, ideally located with Southall Crossrail on your doorstep. The property comprises two generously sized double bedrooms, a spacious single bedroom, a modern family bathroom, and a fully fitted kitchen-perfectly suited for comfortable, modern living. Situated within walking distance to local shops, schools, and essential amenities, this home offers unbeatable convenience and connectivity. A superb opportunity for first-time buyers, commuters, and investors-call now to arrange your viewing and avoid missing out!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 sq.m.) approx.

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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements