



## EDWIN HOUSE, UB1

**£350,000**

**\*Investors only- Tenants in-situ\*** A modern one bedroom in this popular development with 24hr concierge, residents gym, swimming pool and a residents lounge and co-working space. The flat is in excellent condition throughout, as a private balcony and is offered with no onward chain.

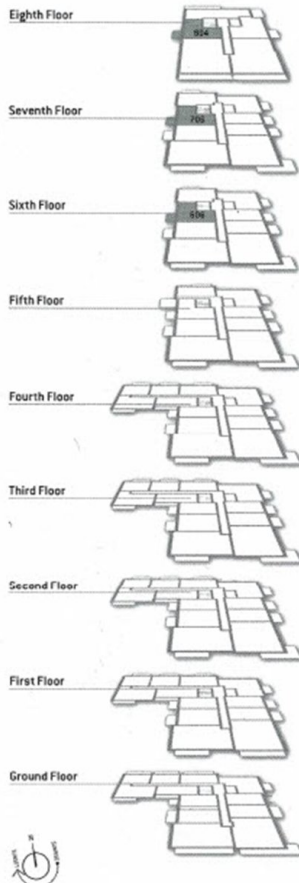
- Lounge & Co-Working Space
- Residents' Gym
- Swimming Pool
- 24-Hour Concierge
- 7th Floor
- Private Balcony

## Edwin House

# 1 Bedroom

TYPE P14

PLOTS 606, 706 & 804



### KEY

|   |          |      |                                 |
|---|----------|------|---------------------------------|
| W | Wardrobe | ◄►   | Measurement Points              |
| C | Cupboard | ---  | Bulkhead                        |
| U | Utility  | ---- | Terrace Area<br>(if applicable) |



|                    |                   |                  |             |               |                  |
|--------------------|-------------------|------------------|-------------|---------------|------------------|
| <b>TOTAL AREA</b>  | <b>52.08 sq m</b> | <b>560 sq ft</b> | Kitchen     | 2.26m x 3.12m | 7' 5" x 10' 3"   |
| Balcony total area | 6.06 sq m         | 65 sq ft         | Living Room | 4.34m x 4.22m | 14' 3" x 13' 10" |
|                    |                   |                  | Bedroom     | 3.19m x 3.76m | 10' 5" x 12' 4"  |
|                    |                   |                  | Balcony     | 1.50m x 4.04m | 4' 11" x 13' 3"  |

Floorplans shown for Southall Waterside are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

## LiFE RESIDENTIAL

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