



Salisbury Road, Southall, UB2 5QF
Offers In The Region Of £275,000

DBK
ESTATE AGENTS



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Offers In The Region Of £275,000

Located close to Southall Station, this modern second floor apartment is the largest two bedroom in the development and offered with No Onward Chain presenting an excellent opportunity for first-time buyers and investors.

The apartment features two well-sized bedrooms, including a master bedroom with a stylish en-suite shower room. The open plan kitchen and reception room offers a bright and versatile living space, ideal for both relaxing and entertaining. The kitchen is fitted with integrated appliances and contemporary units, while the living area opens out to a private balcony, perfect for outdoor enjoyment. A chic family bathroom serves the second bedroom and guests.

Additional features include ample storage throughout, a long lease of approximately 988 years, and an allocated parking space. The building benefits from lift access to all floors, a secure entry system, and well-maintained communal gardens which include a dedicated children's play area.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.



Key Features

- No Onward Chain
- Second Floor Apartment
- Two Bedrooms - Master with Ensuite
- Open Plan Kitchen/ Reception Room
- Kitchen with Integrated Appliances
 - Chic Family Bathroom
- Private Balcony + Ample Storage
 - 988 Years Lease
 - Allocated Parking Space
- Lift Access + Secure Entry System + Communal Gardens with Children's Play Area



Lease

988 years remaining

Service Charge

Approx. £3,000 per annum

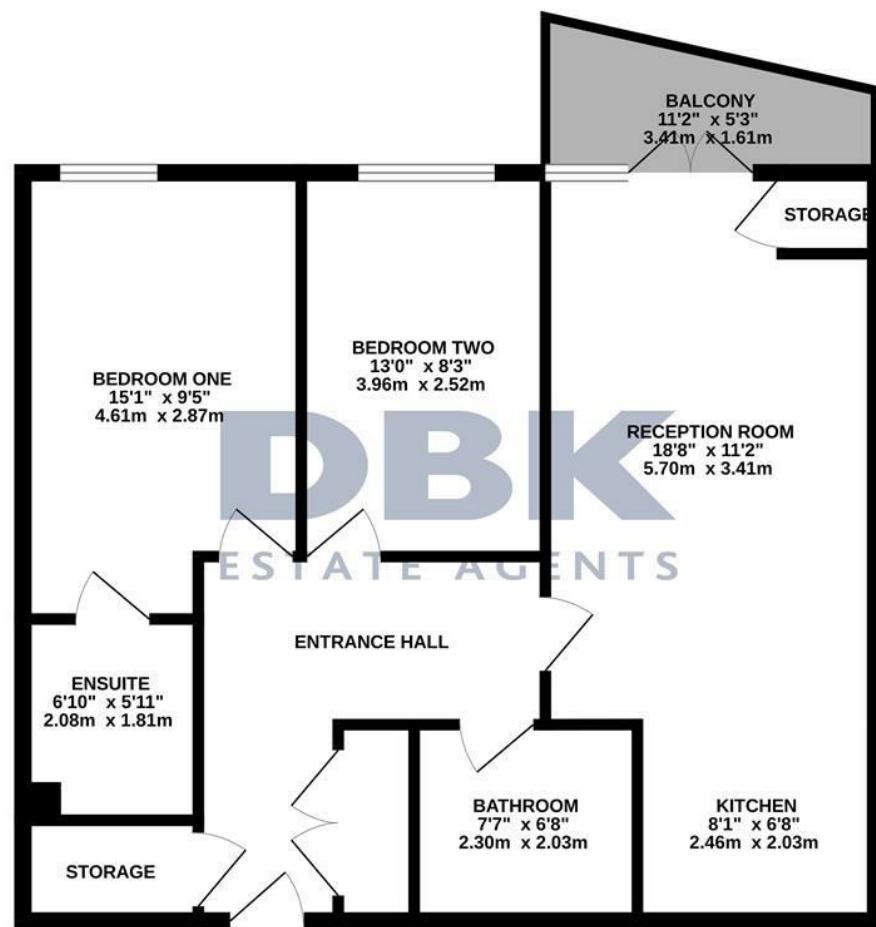
Ground Rent

£375 per annum

Parking

One Allocated Space

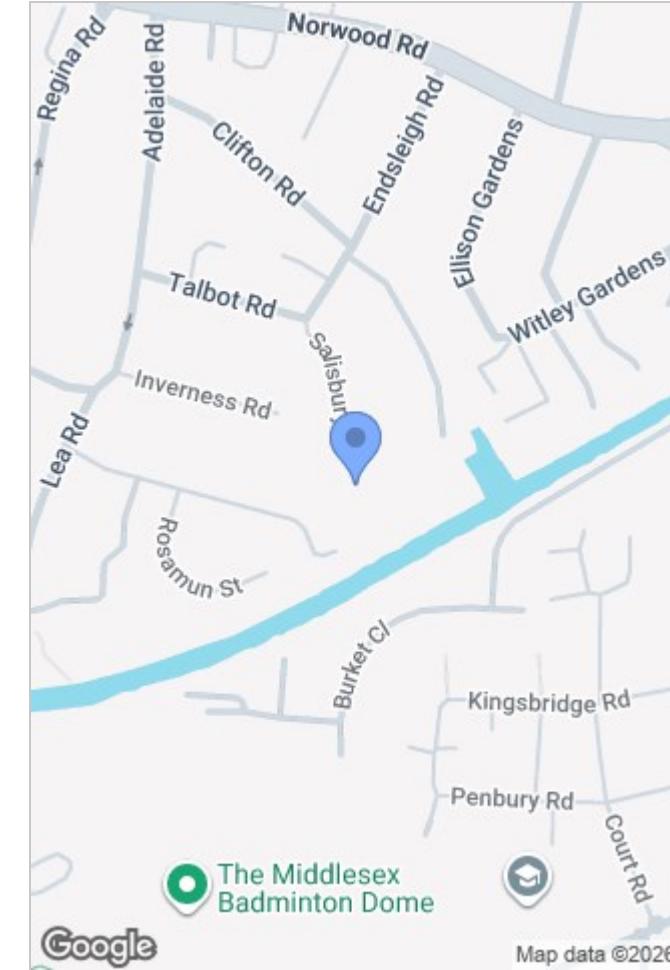
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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 current efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			