Merrick Road, Southall, UB2 4WS
Guide Price £379,999

DBK
ESTATE AGENTS

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Set within a modern, recently built development, this exceptionally well-presented first floor apartment offers spacious contemporary living just a short walk from Southall Station.

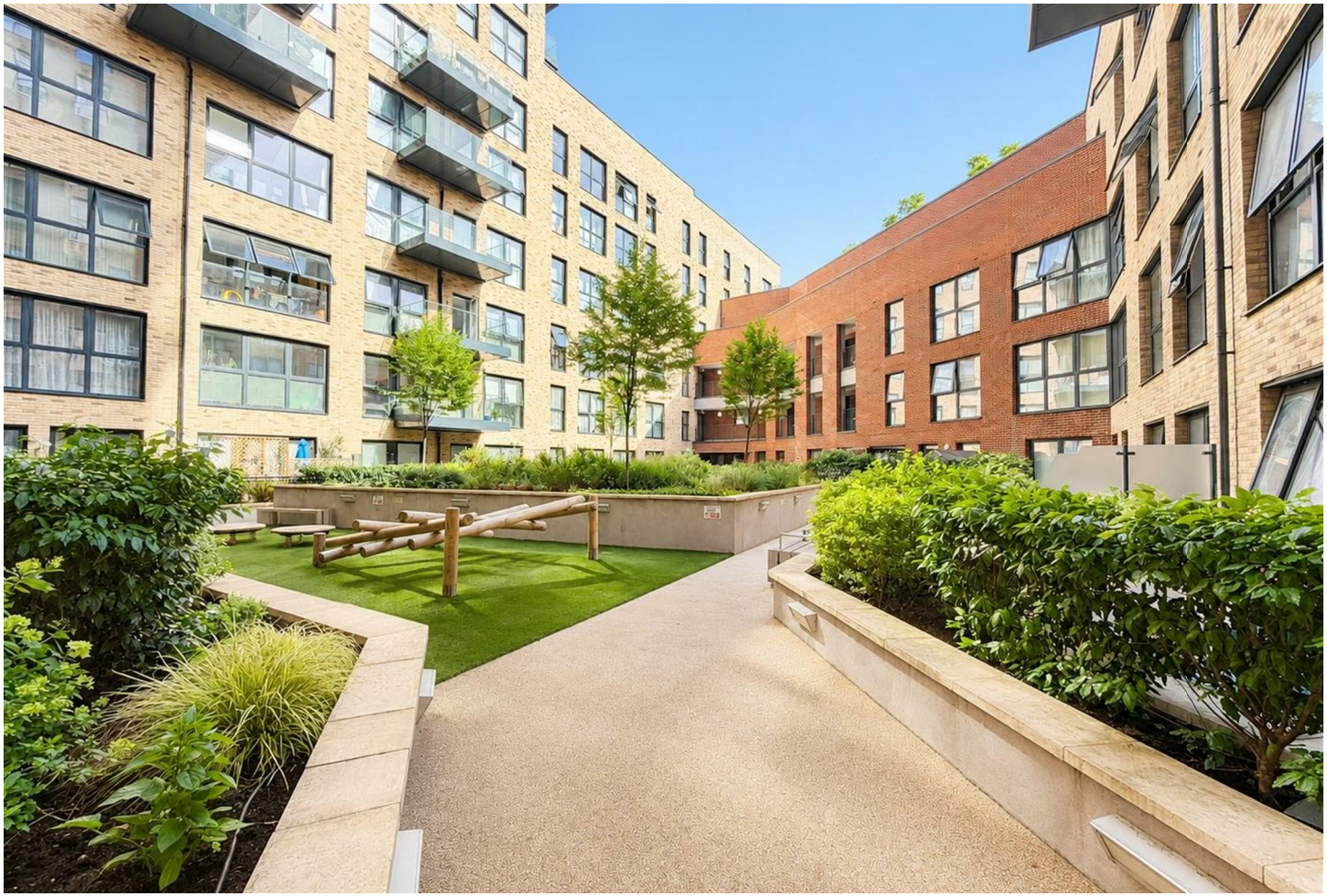
The accommodation comprises three generous double bedrooms, including a superb principal bedroom complete with fitted wardrobes and a stylish en-suite shower room. A bright and spacious reception room provides the ideal space for both relaxing and entertaining, with direct access to a private balcony. The separate contemporary kitchen is finished to a high standard and features a range of integrated appliances, while the sleek family bathroom serves the remaining bedrooms.

Further benefits include excellent internal storage throughout, a secure entry system, lift access to all floors, and the convenience of a daytime concierge service. The property is offered with approximately 117 years remaining on the lease, communal gardens and terraces along with nearby parking options also available.

Just 5 minutes from Southall Station (Elizabeth Line), with fast links to Heathrow (10 mins), Tottenham Court Road (22 mins), Liverpool Street (28 mins), and Canary Wharf (34 mins), this home offers superb connectivity. Ideal for professionals, families, or investors. The area boasts popular restaurants, gyms, green spaces, and reputable schools including Three Bridges Primary and Featherstone High. Major roads such as the M4, A4, and A40 are also within easy reach.

Key Features

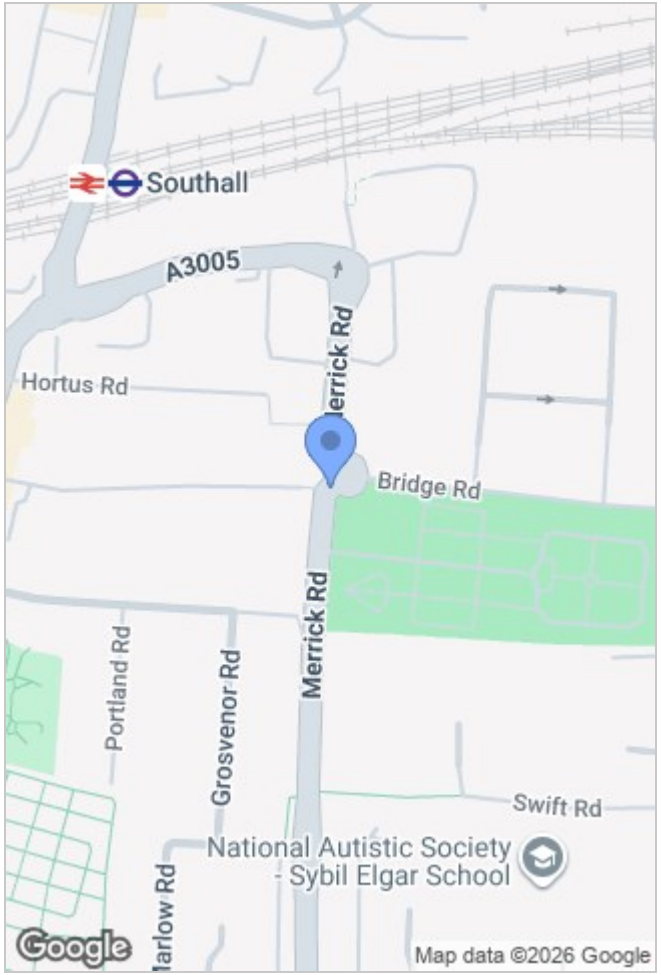
- **Modern Recent New Build Development**
- **Walking Distance to Southall Station (Elizabeth Line)**
- **First Floor Apartment**
- **Three Double Bedrooms (Principle Bedroom with Fitted Wardrobes + Ensuite)**
- **Large Reception Room with Access to Private Balcony**
- **Chic Separate Kitchen Complete with Integrated Appliances**
- **Fashionable Family Bathroom Suite**
- **Ample Internal Storage Solutions**
- **Daytime Concierge + Secure Entry System + Lift Access**
- **Approx. 117 Years Lease + Nearby Parking Options Available**

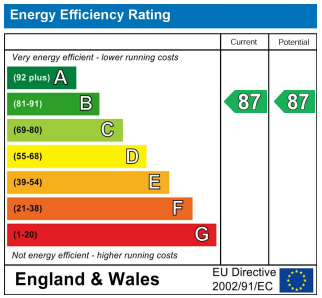


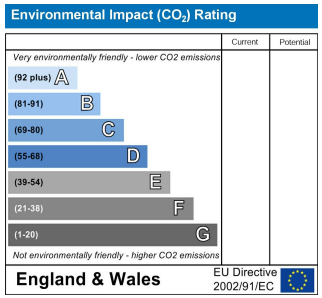
Lease
Approx. 117 years remaining

Service Charge
£5,866.00 per annum

Ground Rent
NIL







South Road, Southall, UB1 1SW
Tel: 0208 571 4646
Email: southall@dbkestates.com
www.dbkestates.com