



## Havelock Road

Southall, UB2 4GJ

**Offers in the region of £260,000**



Nestled on the banks of the grand union canal in the vibrant area of Southall, is this modern apartment built in 2019. Providing generous accommodation throughout, a delightful blend of comfort & convenience, with a large south facing balcony, lift access, free parking and lots of storage space. All within easy access to Southall railway station and the Elizabeth line.

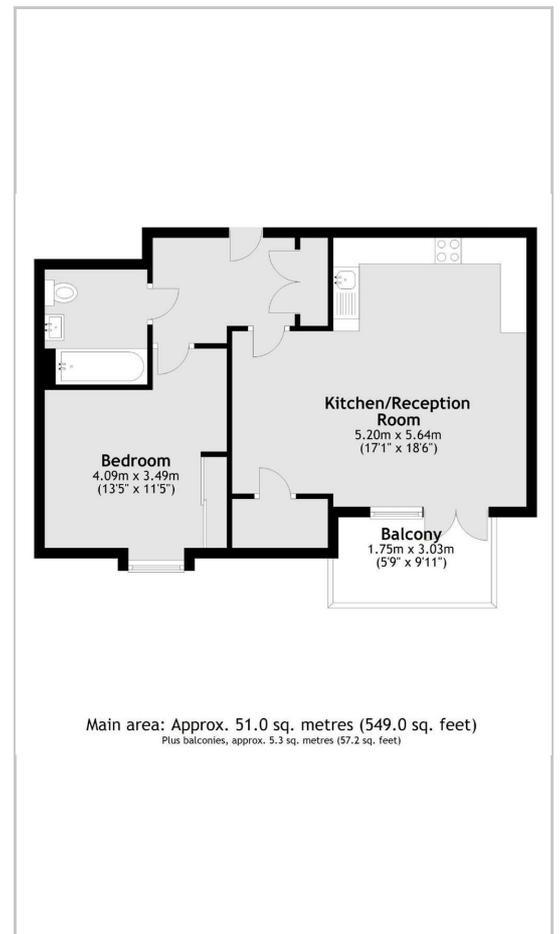


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## Area Map



## Floor Plans



As you enter, you will be greeted by a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The south-facing orientation ensures that you can enjoy sunlight throughout the day, making it an ideal space for relaxation or entertaining guests. The well-appointed bedroom provides ample storage, ensuring that your living space remains uncluttered and serene.

One of the standout features of this property is the private balcony, perfect for enjoying a morning coffee or unwinding after a long day while overlooking the picturesque canal side. The flat is in beautiful condition, having been well maintained, and offers a long lease for peace of mind.

Free street parking is available, adding to the convenience of this lovely home. Additionally, the property boasts easy access to Southall railway station and the Elizabeth Line cross rail, making commuting a breeze.

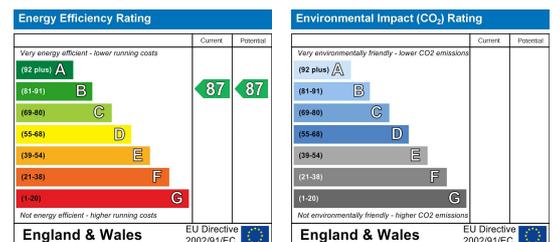
This flat is perfect for first-time buyers or those seeking a comfortable rental in a thriving community. With its modern amenities and prime location, this property is not to be missed.

Call our office today to organise an appointment to view.

- Gas central heating
- First floor with lift access
- Built in 2019
- Long lease
- Free parking & bicycle storage
- Close to Southall railway station & the Elizabeth line
- Canalside location
- Secure building
- Large balcony
- Lots of storage space

Please contact Vine Estates on 020 3744 1177 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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