



### **Redcroft Road, Southall, UB1 3PB**

A very well presented and spacious 2 bed flat enjoying both double glazing & GCH. Accommodation comprises entrance with fitted storage cupboards, tastefully decorated living room, fitted kitchen & modern bathroom & 2 double bedrooms. The property would make an ideal first time buy or rental investment.

Located with walking distance of local shops & public transport with direct access to Ealing Broadway and Ealing underground station & Greenford Broadway & underground station ( Central Line) and also Lady of the Visitation primary School & Cardinal Wiseman High School and also Ealing Hospital.

**Offers In Excess Of £250,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

3 Redcroft Road, Southall, UB1 3PB



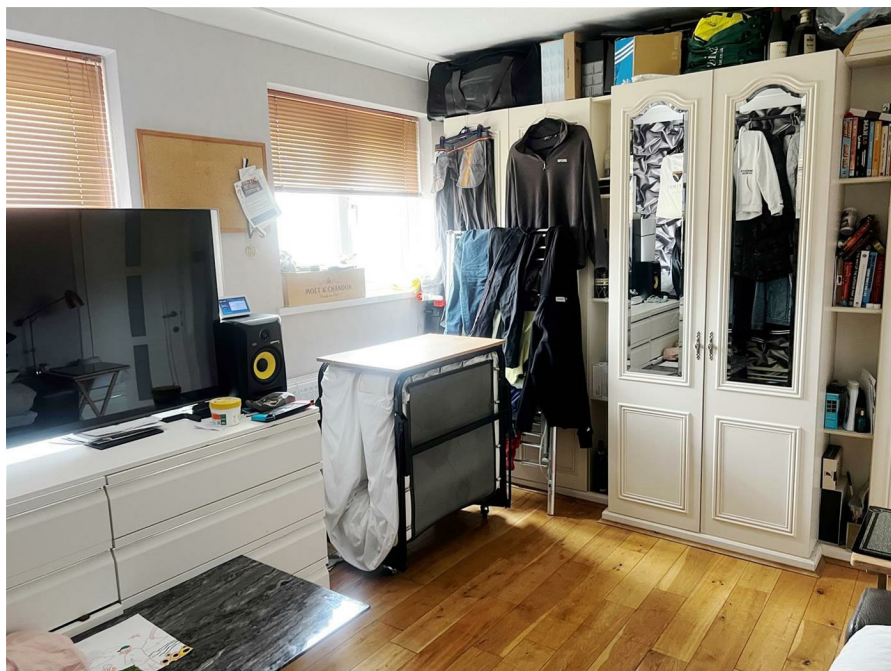
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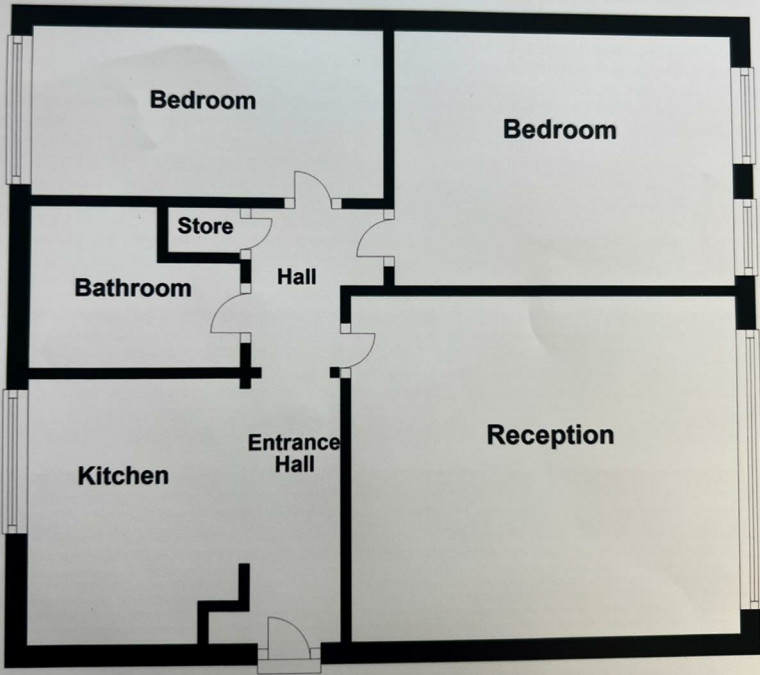


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**First Floor**



[https://www.zillow.co.uk/properties/155192810#/floorplan?activePlan=1&channel=RES\\_BUY](https://www.zillow.co.uk/properties/155192810#/floorplan?activePlan=1&channel=RES_BUY)

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>58</p>	<p>74</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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