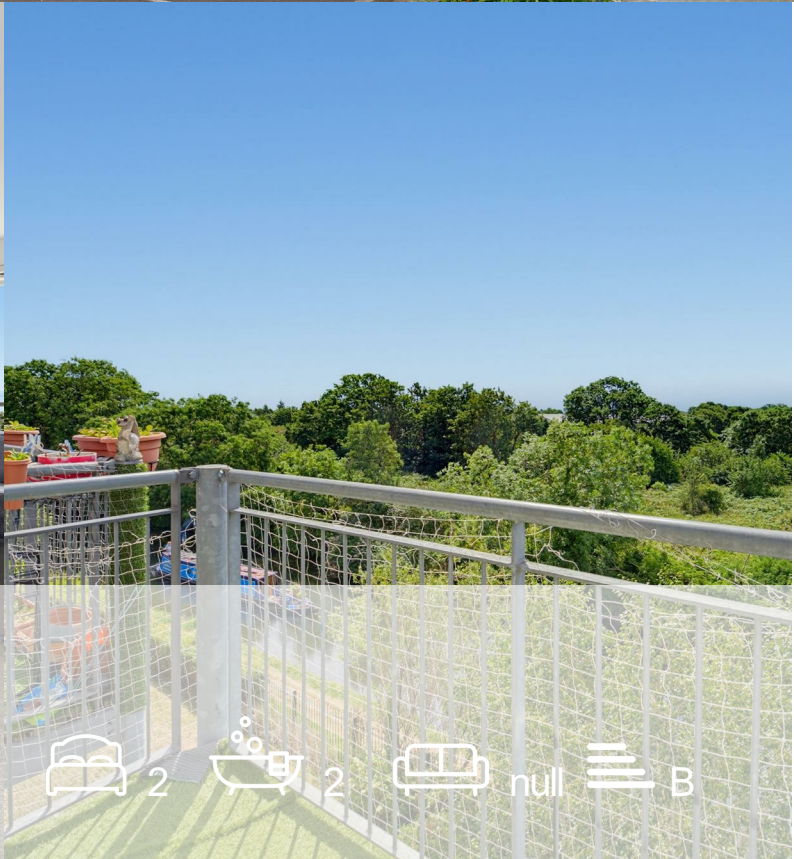




# MOVE INN ESTATES

MAKING THE RIGHT MOVE



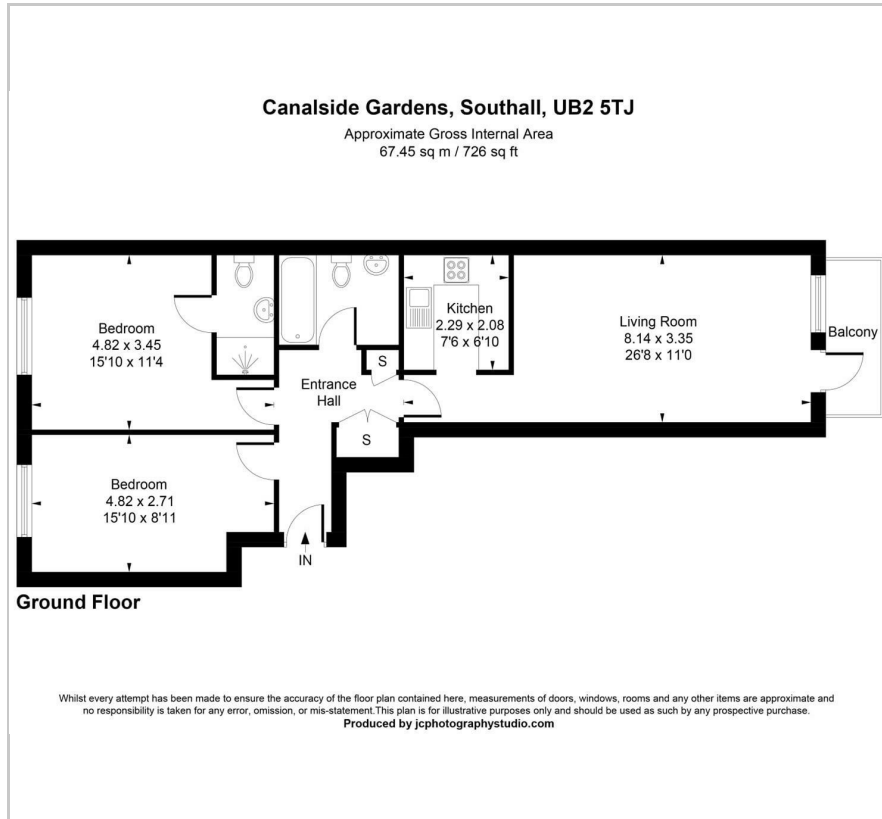
## Canalside Gardens

, Southall, UB2 5TJ

Price Guide £280,000



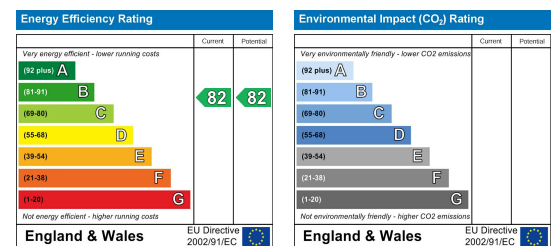
## Floor Plan



## Area Map



## Energy Efficiency Graph



A beautifully presented ground floor two-bedroom, two-bathroom apartment, a well-planned living accommodation, ideally situated within the popular Canalside Gardens development in Southall.

The property features a spacious and bright open-plan living and dining room with direct access to a private balcony, providing an excellent space for both relaxing and entertaining. The separate modern fitted kitchen is thoughtfully designed with ample storage and worktop space.

There are two generously proportioned double bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. A stylish family bathroom and a welcoming entrance hall with useful storage cupboards complete the accommodation.

Conveniently located close to local shops, supermarkets, schools, and leisure facilities, the property enjoys excellent transport links. Southall Station (Elizabeth Line) is within easy reach, providing fast connections into Central London, while the A312, A40, M4, M25, and Heathrow Airport are all easily accessible.

- Situated on the ground floor, offering convenient and easily accessible accommodation
- Two generous double bedrooms
- Two modern bathrooms, including an en-suite to the principal bedroom
- Private balcony
- Modern fitted kitchen with ample storage
- Entrance hall with built-in storage cupboards
- Located within the sought-after Canalside Gardens development
- Close to local shops, supermarkets, schools, parks, and leisure facilities
- Ideal for first-time buyers, professionals, downsizers, and investors

## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.



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