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MAKING THE RIGHT MOVE



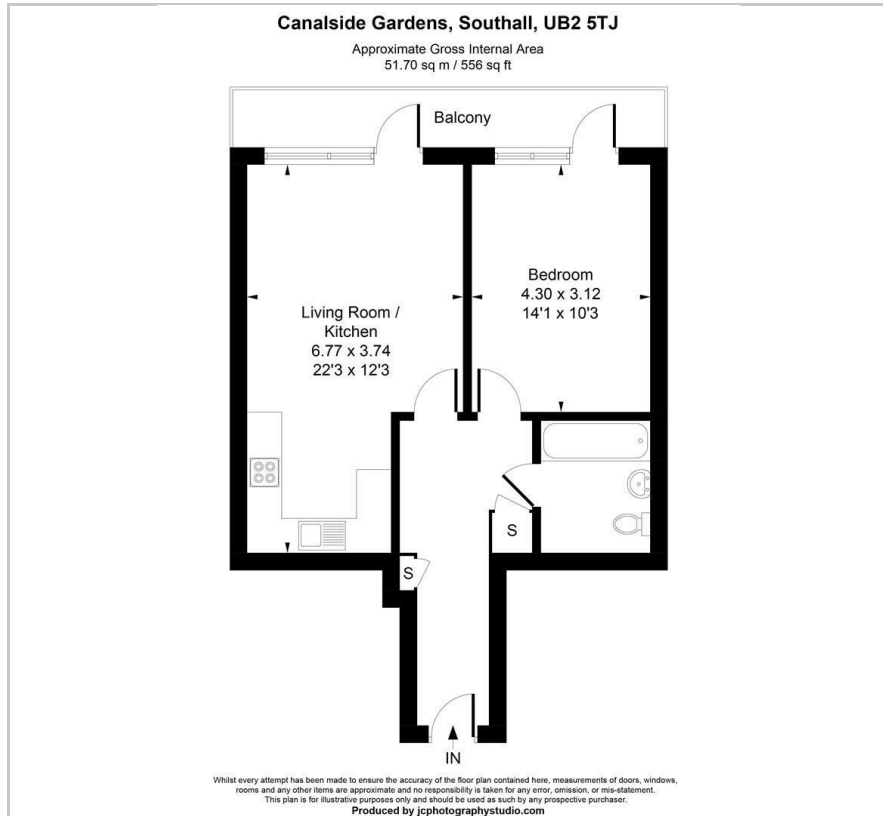
## Canalside Gardens

, Southall, UB2 5TJ

Price Guide £195,000



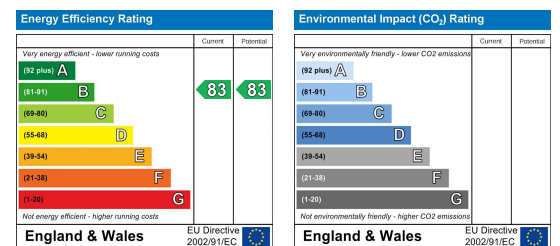
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

- Chain free
- Balcony
- Allocated Parking
- One bedroom
- Ground Floor
- Quiet neighbourhood



Chain free! Modern One-Bedroom Apartment in Canalside Gardens, Southall, UB2

Move Inn Estates are pleased to present this spacious and well-laid-out one-bedroom ground floor apartment situated in the sought-after Canalside Gardens development in Southall. This contemporary home offers a bright and airy open-plan living room and kitchen area, ideal for entertaining or relaxing after a long day. The space opens directly onto a private balcony, perfect for enjoying some outdoor space.

The property boasts a generous double bedroom with direct access to the balcony, providing plenty of natural light. A modern family bathroom, along with additional storage spaces throughout the apartment, ensure practicality and comfort. This apartment is ideal for first-time buyers, investors, or those looking to downsize. Allocated parking available.

Property Details:  
83 Year Lease  
Ground Rent - TBC  
Service Charge - £3,092 PA (approx)

Located in a popular residential area, Canalside Gardens offers excellent access to local amenities, schools, and parks. Southall Station, part of the new Elizabeth Line, provides fantastic transport links into Central London and beyond, making it ideal for commuters. The area also benefits from a vibrant community with a



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