



**MOVE INN ESTATES**  
MAKING THE RIGHT MOVE



## Waterside Road

, Southall, UB2 4RA

Price Guide £225,000

A modern and well-presented two-bedroom apartment set within the popular Waterside development in Southall, ideally positioned next to Ealing Hospital.

The apartment offers a bright open-plan living and dining area with a contemporary fitted kitchen, perfect for modern living. Both bedrooms are well sized, with the principal bedroom benefiting from ample storage, while the bathroom is finished to a clean, modern standard.

Residents benefit from a secure building, well-maintained communal areas and a peaceful waterside setting, while still enjoying excellent connectivity. The property is conveniently located close to local shops, amenities and transport links, with easy access to Southall Station, the A40 and surrounding areas including Ealing and Hayes.

Ideal for first-time buyers, professionals or investors, this apartment offers a strong combination of location, comfort and convenience.

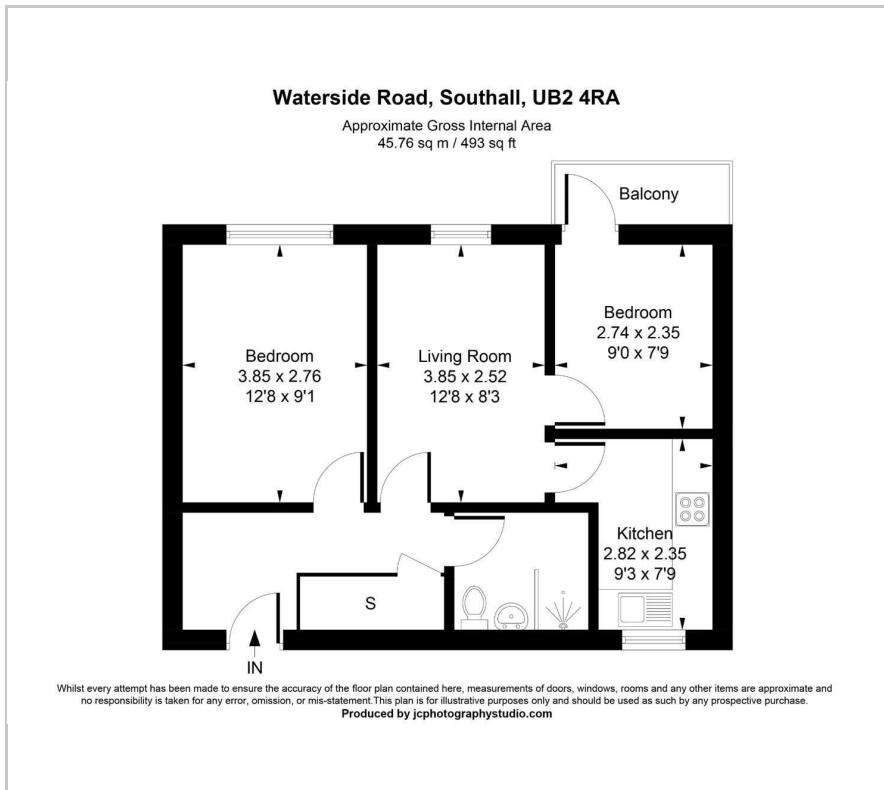
### Viewing

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.

- Two bedroom apartment
- Waterside development
- Open-plan living
- Modern fitted kitchen
- Secure building
- Well-maintained communal areas
- Next to hospital
- Excellent transport links



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC		England & Wales	England & Wales
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/81/EC		England & Wales	England & Wales



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