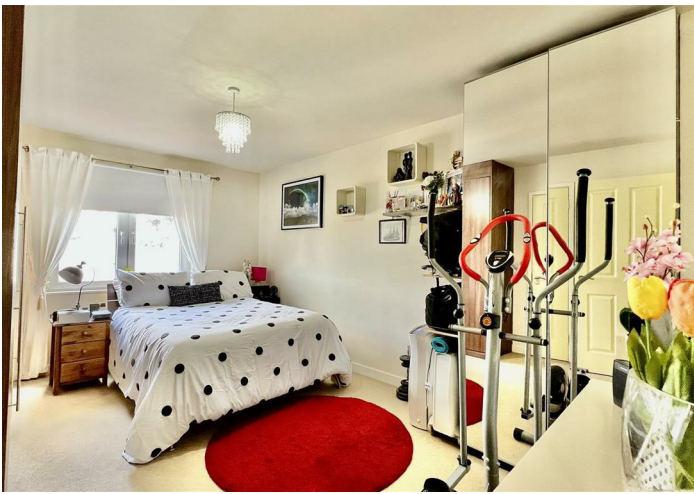




**Canalside Gardens, Southall, UB2 5TJ**  
**Guide Price £270,000**

**DBK**  
ESTATE AGENTS





## Canalside Gardens, Southall, UB2 5TJ

### Guide Price £270,000

This generously sized and beautifully presented apartment offers an excellent opportunity for prospective buyers measuring approximately 905 sq. ft.

The apartment boasts a spacious master bedroom with an en-suite shower room, two additional well-sized bedrooms, a contemporary family bathroom, and plenty of internal storage. The bright and expansive reception room provides flexible living space and opens onto a private balcony. A separate, modern kitchen enhances the home's functionality and charm.

Further highlights include allocated parking, lift access, and well-kept communal gardens, contributing to a comfortable and inviting living environment as well as the added advantage of a long lease of around 107 years.

Situated moments away from Southall King Street providing an ample array of local amenities as well as excellent nearby transport links located nearby such as Southall Overground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools and for motorists the M4 and A40 can be found within a short drive.



## Key Features

- **Modern + Well Presented Apartment**
- **Three Bedrooms (Master with Ensuite)**
  - **107 Years Lease**
- **Separate Modern Kitchen**
- **Large Reception Room**
  - **Private Balcony**
  - **Family Bathroom**
  - **Ample Storage**
  - **Allocated Parking**
- **Secure Entry System + Lift Access**



### Lease

107 years remaining

### Service Charge

£5,642.18 per annum (includes hot water and heating)  
This is paid every six months

### Ground Rent

£150.00 per annum

### Parking

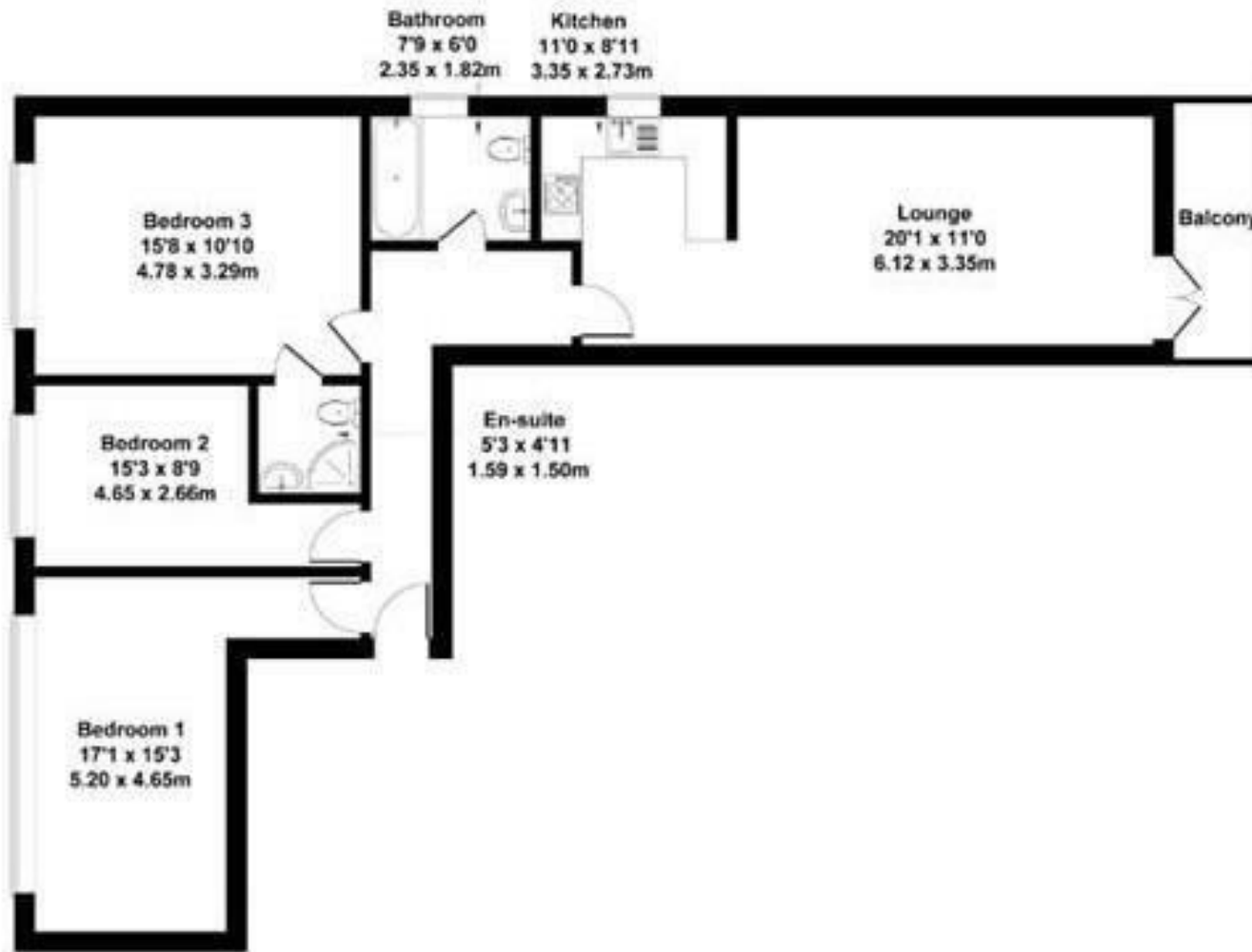
One allocated space



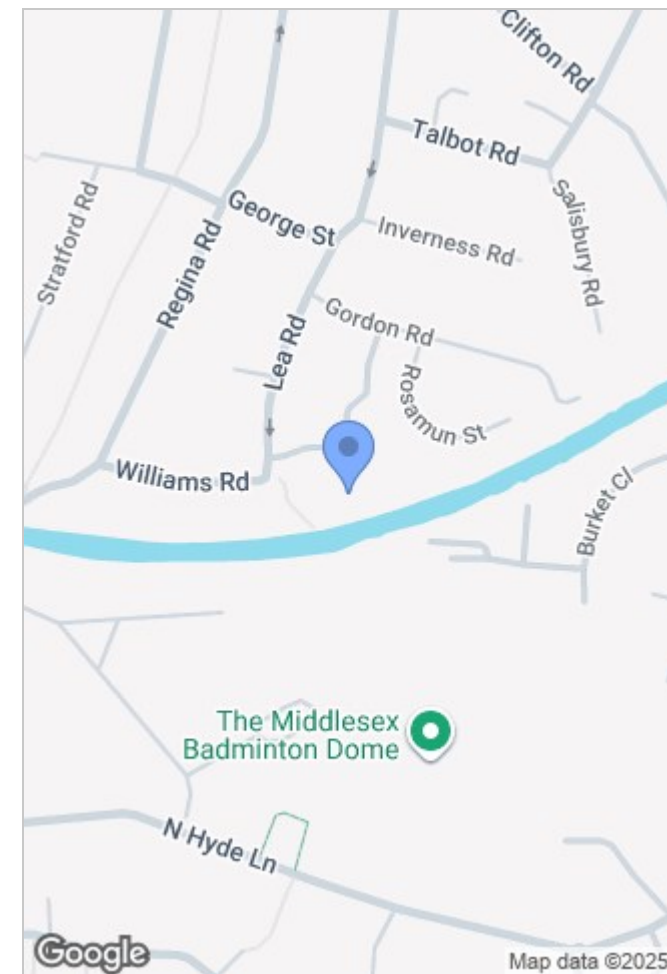


# Canalside Gardens

Approximate Gross Internal Area  
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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