



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

DBK
ESTATE AGENTS



Canalside Gardens, Southall, UB2 5TJ

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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

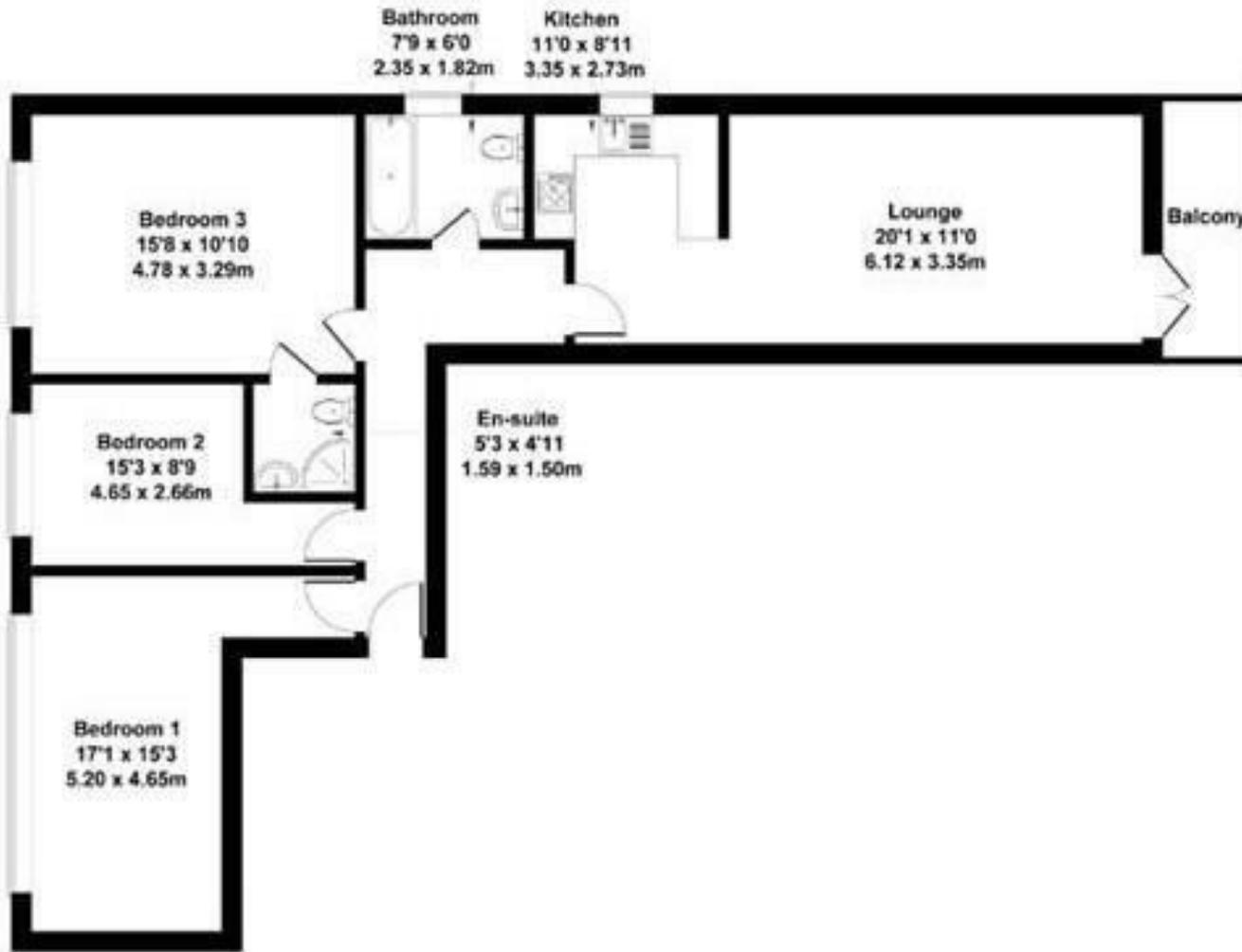
Parking

One allocated space

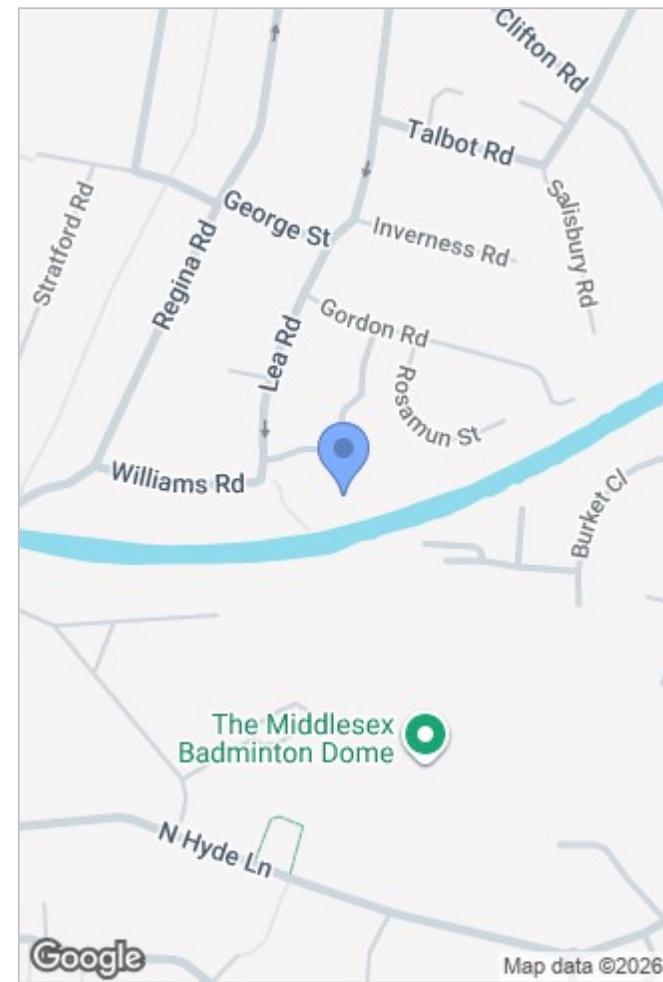


Canalside Gardens

Approximate Gross Internal Area
990 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2022
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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		75	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		