



Salisbury Road, Southall, UB2 5QF
Guide Price £307,500

DBK
ESTATE AGENTS



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Offered with No Onward Chain, this beautifully presented fourth-floor apartment is designed, by Barrett Homes for modern, low-maintenance living. Bathed in natural light, it features brand-new flooring throughout, creating a fresh and contemporary feel in every room.

The accommodation comprises two well-proportioned bedrooms, a stylish family bathroom suite, and a spacious open plan kitchen, dining and living area with integrated appliances and direct access to a private balcony - perfect for relaxing or entertaining.

Practicality is at the heart of this home, with a large utility cupboard housing a washing machine and space for a dryer, plus a separate storage/linen cupboard for added convenience. Ample storage throughout ensure a clutter-free lifestyle, while private-access underground allocated parking provides peace of mind.

With an impressive 988-year lease, this property offers a secure and stylish home for years to come.

Ideally situated just moments from Southall King Street, you'll enjoy a wide array of local amenities and excellent transport links, including Southall Station (Elizabeth Line) for swift connections to The City and local bus routes to neighbouring towns. The property falls within the catchment area for several reputable schools, nearby parks and green spaces and motorists will appreciate easy access to the M4 and A40.

Key Features

- **Modern Fourth Apartment + No Onward Chain**
 - **Two Well Appointed Bedrooms**
- **Open Plan Kitchen/ Dining + Living Area**
 - **Immaculate Kitchen with Integrated Appliances**
 - **Chic Family Bathroom Suite**
 - **Private Balcony**
- **Large Utility Cupboard with Washing Machine + Space for Dryer**
- **Additional Storage/Linen Cupboard + Ample Storage Solutions**
- **Parking - Private + Secure Underground Allocated Space**
- **Brand New Flooring Throughout + 988 Years Lease + Lift Access to all Floors**



Lease

988 years remaining

Service Charge

£2,900.00 per annum

Ground Rent

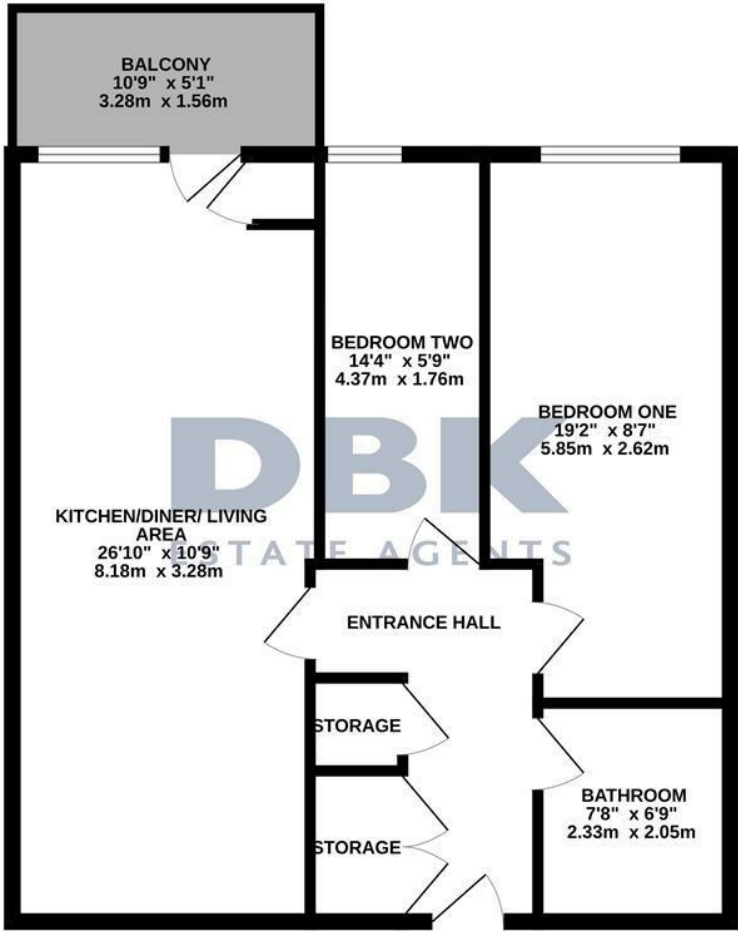
£250.00 per annum

Parking

Private and secure underground allocated space

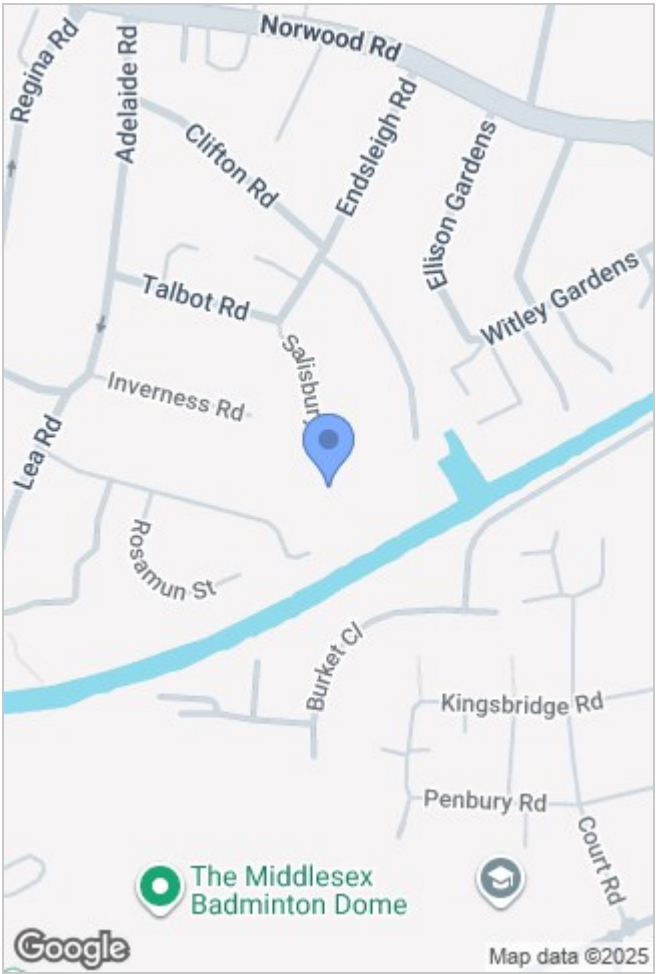


674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	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	

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