



Salisbury Road, Southall, UB2 5QF
Guide Price £333,000

DBK
ESTATE AGENTS



Salisbury Road, Southall, UB2 5QF

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A CHAIN FREE modern and well-presented apartment offering bright, comfortable living with a warm and homely feel throughout.

The property features two generously sized double bedrooms and a spacious open-plan kitchen, dining, and reception area. The kitchen benefits from a window allowing for additional natural light and is fitted with integrated appliances and contemporary finishes.

A stylish family bathroom suite serves the apartment, while built-in storage ensures practical and organised living. The private balcony provides a pleasant outdoor space, perfect for relaxing or enjoying some fresh air.

Residents further benefit from secure underground parking, lift access, and a secure entry system for added convenience and peace of mind. The development also offers a communal roof terrace and play area, providing excellent shared outdoor space.

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 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

- No Onward Chain
- Modern Apartment Boasting Ample Natural Light + A Cosy, Homely Feel
 - Two Double Bedrooms
- Open Plan Kitchen/ Dining + Reception Area
 - Kitchen with Window + Integrated Appliances
 - Stylish Family Bathroom Suite
 - Private Balcony
 - Secure Underground Parking
 - Internal Storage
- Communal Roof Terrace + Play Area + Lift Access + Secure Entry System



Lease

988 years remaining

Service Charge

Approx. £3,000.00 per annum

Ground Rent

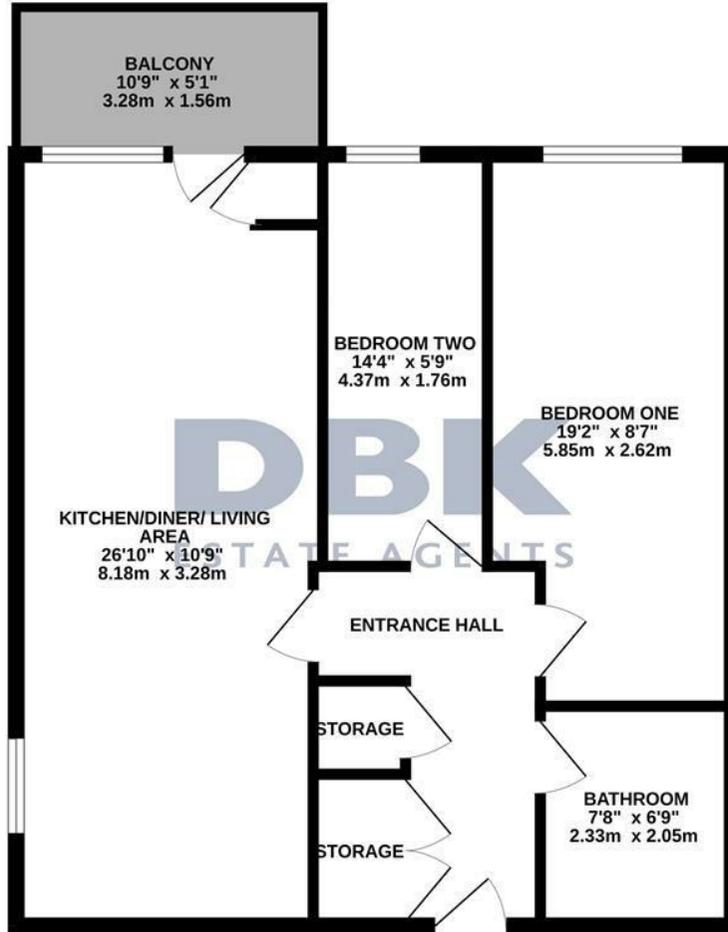
£449.00 per annum

Parking

Allocated underground space

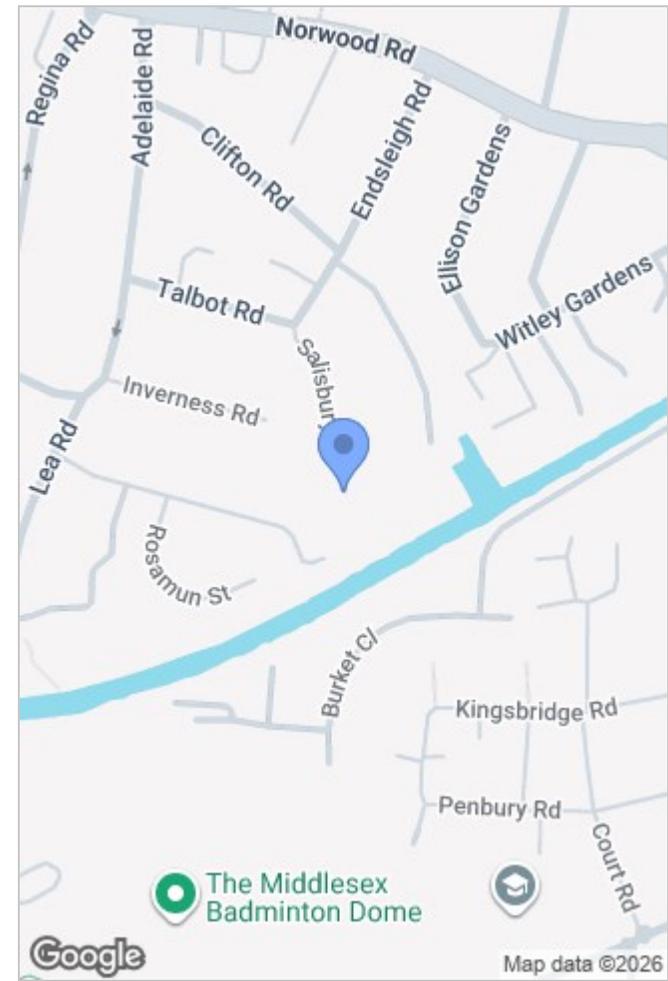


674 sq.ft. (62.7 sq.m.) approx.



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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