



**Canalside Gardens, Southall, UB2 5TJ**  
**Guide Price £205,000**

**DBK**  
ESTATE AGENTS





## Canalside Gardens, Southall, UB2 5TJ

### Guide Price £205,000

This modern fourth floor apartment is offered with No Onward Chain.

With stylish and well-planned living throughout, accommodation features a generous double bedroom, a chic family bathroom and an open plan kitchen and reception area complete with integrated appliances and direct access to a private balcony.

Ample storage adds practicality, while residents also benefit from underground parking, lift access and a lease of 107 years remaining.

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

- No Onward Chain
- Fourth Floor Apartment
  - One Double Bedroom
- Open Plan Kitchen/ Reception Room
- Kitchen with Integrated Appliances
  - Chic Family Bathroom
    - Private Balcony
- Underground Parking + Lift Access
  - 107 Years Lease
  - Ample Storage



### Lease

107 years remaining

### Service Charge

£3,245.00 per annum (includes heating & hot water)

### Ground Rent

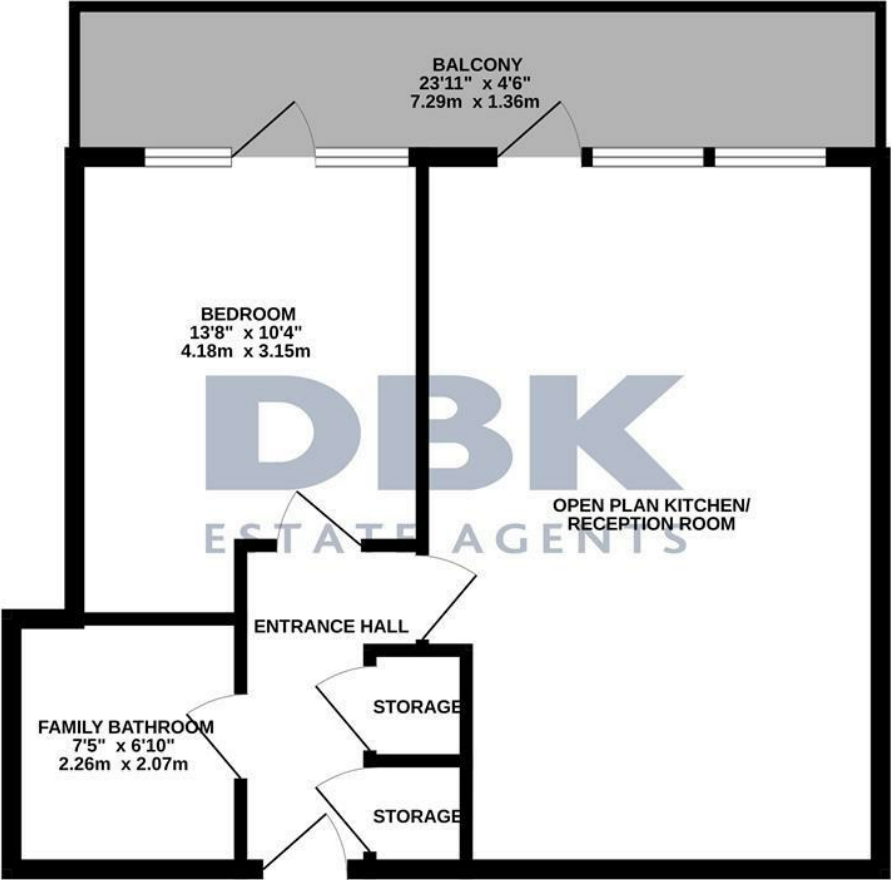
£150.00 per annum

### Parking

Secure Underground Parking Space

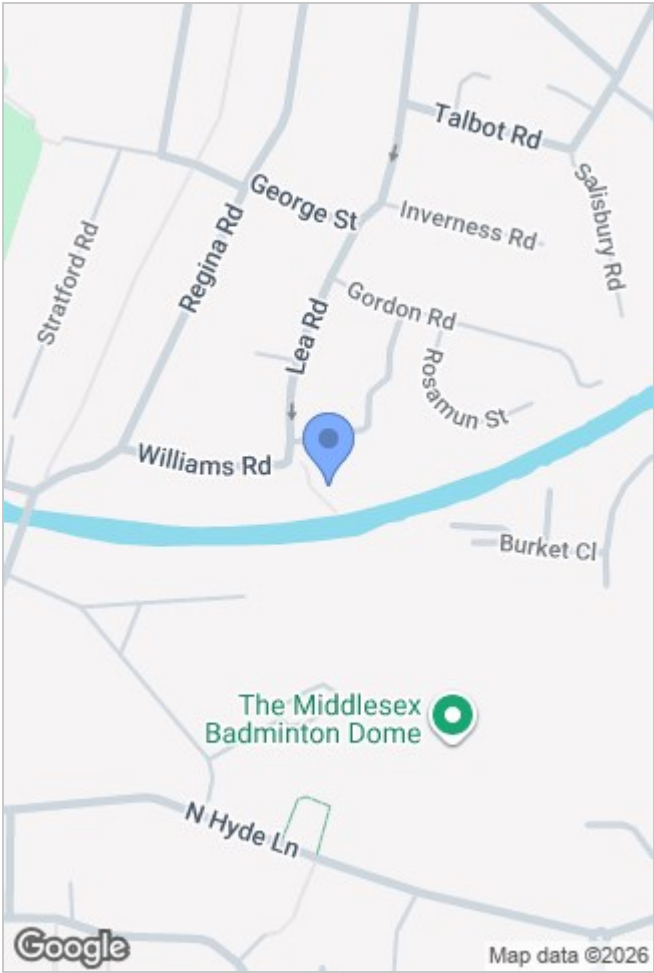


519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.2 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 <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	

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