



Uxbridge Road, Southall, UB1 3HL
Guide Price £325,000

DBK
ESTATE AGENTS



Uxbridge Road, Southall, UB1 3HL Guide Price £325,000

This refurbished top-floor apartment extends to approximately 1,003 sq ft and is offered to the market with No Onward Chain.

The accommodation comprises three generous double bedrooms, a large and well-proportioned reception room, and a modern fitted kitchen complete with integrated appliances. A chic family bathroom and a private balcony add to the appeal, while further benefits include resident parking, a substantial lease of approximately 135 years remaining and a useful ground-floor storage shed.

Well situated, the property lies just off the Uxbridge Road which provides easy access to the A40 and Southall Broadway. There are also ample bus links available to Greenford, Ealing, & Uxbridge within a moments walk, sufficient local amenities, well renowned restaurants and NHS Ealing Hospital. For those commuting to The City, Southall Station can be found within 0.6 miles and local reputable schools such as Villiers High School.

Key Features

- No Onward Chain
- Refurbished 1,003 Sq.ft Top Floor Apartment
 - Three Double Bedrooms
- Modern Fitted Kitchen with Integrated Appliances
 - Large Reception Room
 - Chic Family Bathroom
 - Private Balcony
 - Resident Parking
- Approx. 135 Years Lease
- Storage Shed on Ground Floor



Lease

135 years remaining

Service Charge

£1,908 per annum

Ground Rent

£10.00 per annum



13 Milford Court, Southall, UB1 3HL

Approximate Gross Internal Area = 93.14 sq m / 1003 sq ft

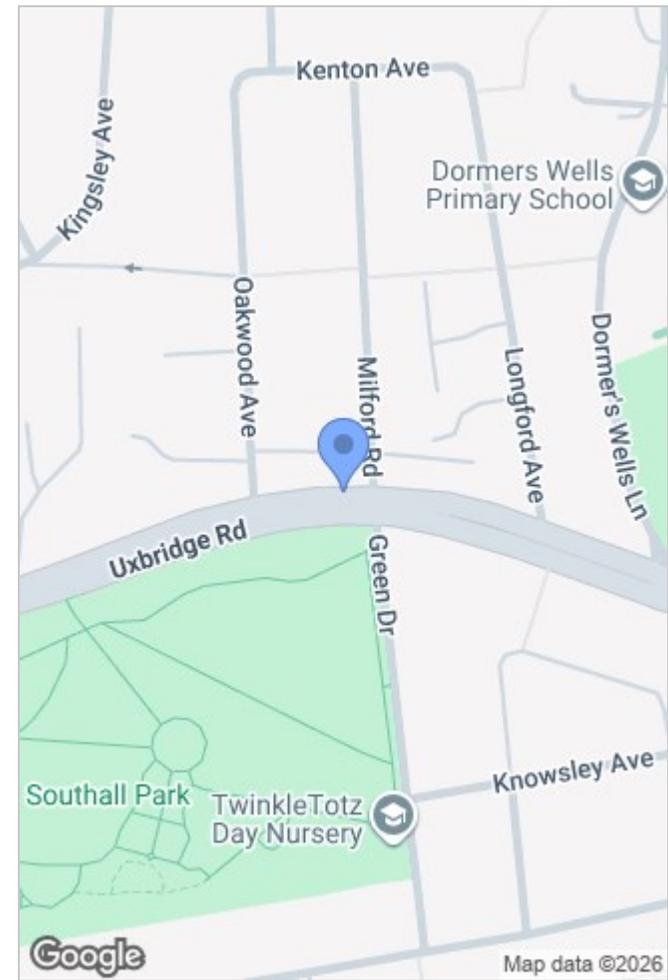
Store = 4.06 sq m / 44 sq ft

Total = 97.20 sq m / 1046 sq ft



Illustration for identification purposes only, measurements are approximate not to scale.

Floorplan by: www.epc4u.info



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			
		55	78
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	