



**Northcote Avenue, Southall, UB1 2AY**  
**£2,700 Per Calendar Month**

**DBK**  
ESTATE AGENTS



## **Northcote Avenue, Southall, UB1 2AY**

### **£2,700 Per Calendar Month**

This charming terrace family home is Available To Rent From 1st April!

The property features three bedrooms and a stylish family bathroom on the first floor. The ground floor comprises of two spacious reception rooms, a modern kitchen, a convenient ground floor shower room and a conservatory overlooking the rear garden.

Externally, the property boasts a well-maintained rear garden with gated access, ideal for outdoor entertaining or gardening enthusiasts, as well as a neat front garden. On-street parking is available for added convenience.

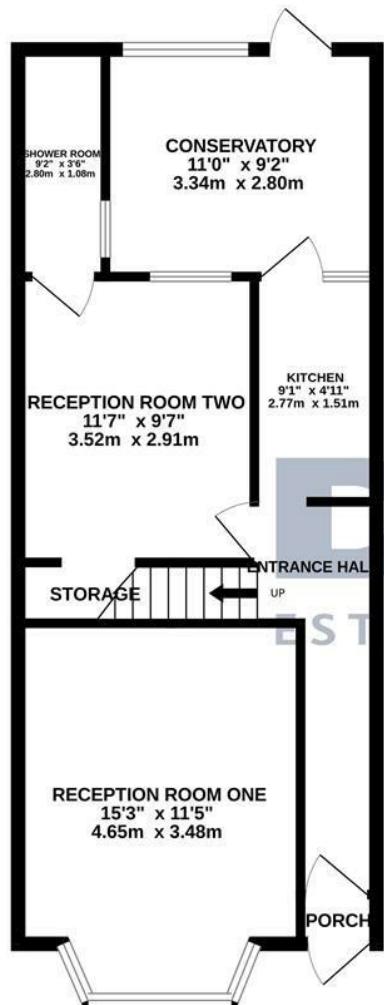
Sited 0.5 miles from Southall Station (Elizabeth Line) and within walking distance to the renowned Southall Broadway offering an ample array of amenities such as Retail Shops, Pharmacies, Restaurants and Transport links to neighbouring Towns. Reputable schools include Villiers High School, Yeading Infant and Nursery School and Tudor Primary School being a stone throw away from the property, all schools scoring OUTSTANDING by OFSTED.

## Key Features

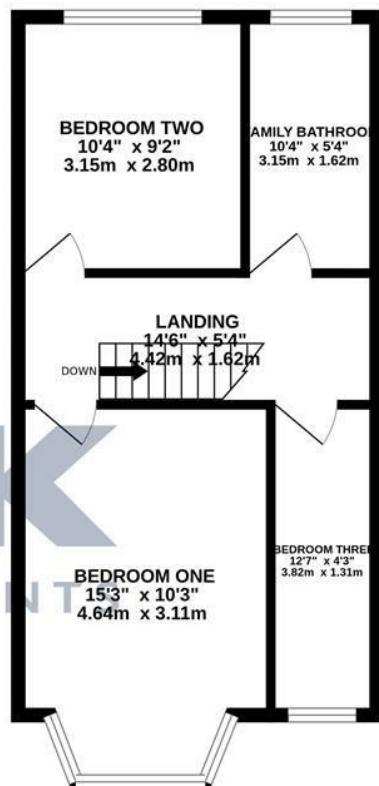
- Available To Rent From 1st of April!
- Well Presented Throughout
- Modern Interior Throughout
  - Three Bedrooms
  - Two Reception Rooms
  - Fitted Kitchen
- Family Bathroom + Ground Floor Shower Room
- Conservatory
- Rear Garden with Rear Gated Access
- Front Garden + On Street Parking



GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



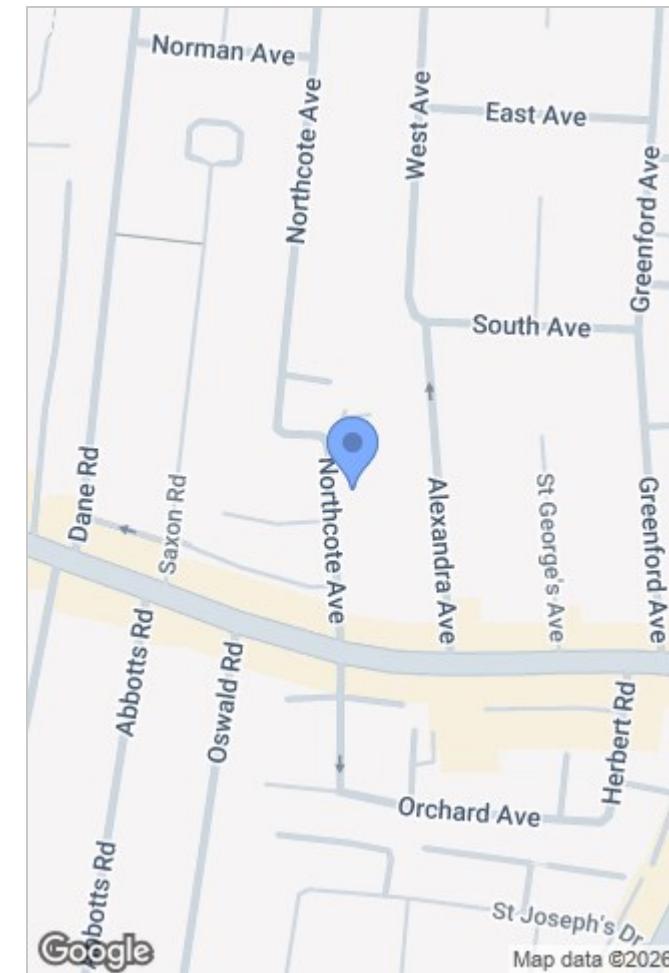
1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.7 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			