



22 Wallis Road, Southall, Middlesex, UB1 3LA

£215,000

**EVANS**  
& COMPANY



# Wallis Road

## Middlesex

- First Floor Maisonette
- Double Glazed
- Gas Central Heating
- Quiet Location
- No Upper Chain
- Double Bedroom

Evans & Company are pleased to present this spacious 1 bedroom apartment, the property boasts double glazed windows, gas central heating and spacious rooms sizes

Communal stairs to first floor

Walk way leading to  
Front door

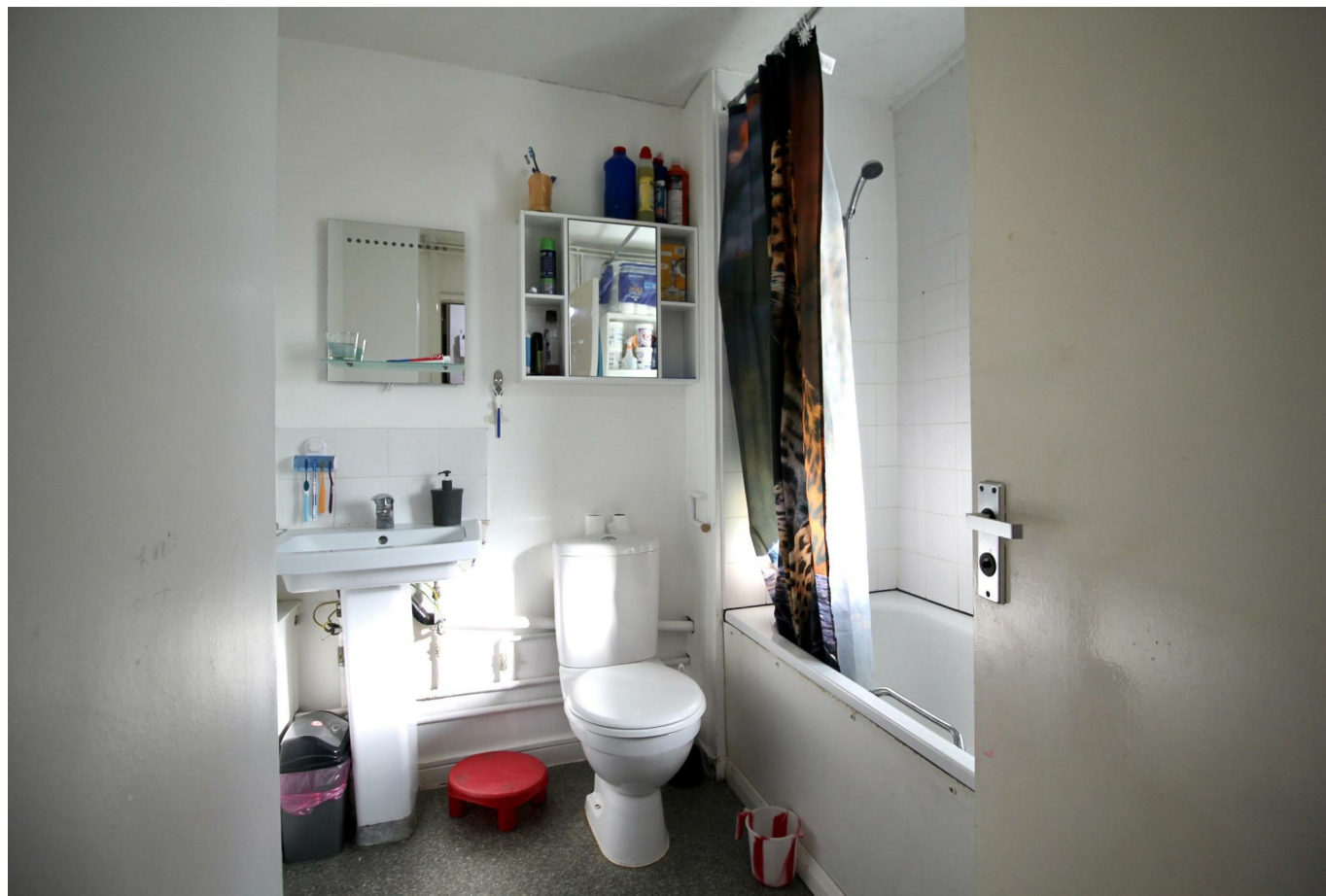
Entrance Hall

Radiator, built in cupboard, doors to

Kitchen

10'5" x 8'9" (3.19 x 2.68)

Eye and base level storage units, roll edge, work surfaces, gas cooker point, extractor hood, space and plumbing for washing machine, space for fridge, freezer, tiled flashbacks, PowerPoint, double glazed window to front.



### Lounge

13'5" x 12'2" (4.10 x 3.71)

Double glazed window to rear, laminate wooden effect floors, radiator, power points.

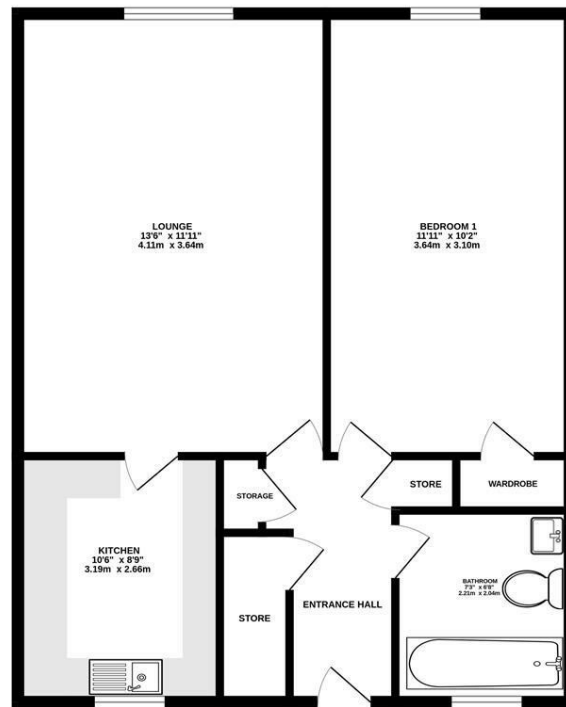
### Bedroom

12'2" x 10'2" (3.72 x 3.10)

Double glazed window to rear, radiator, laminate, affect, wood floor, fitted wardrobe with sliding doors.



GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 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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