

**52 Sheringham Towers
Southall, UB1 3NE**

£150,000

Evans & Company are pleased to present this incredible investment opportunity, the property is located on the 9th floor and is in need of complete refurbishment. The property is offered with no upper chain.

52 Sheringham Towers, Southall, UB1 3NE

Security Entrance

Communal door, lift to 9th floor, front door to

Entrance Hall

Doors to

Lounge

14'7" x 11'3" (4.47 x 3.43)



Double glazed window to front

Bedroom

14'7" x 11'1" (4.47 x 3.40)



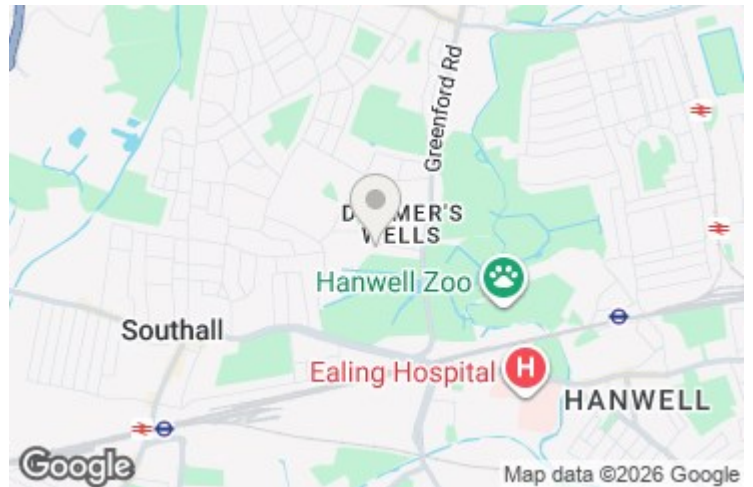
Double glazed window to front

Kitchen

10'0" x 9'0" (3.05 x 2.75)

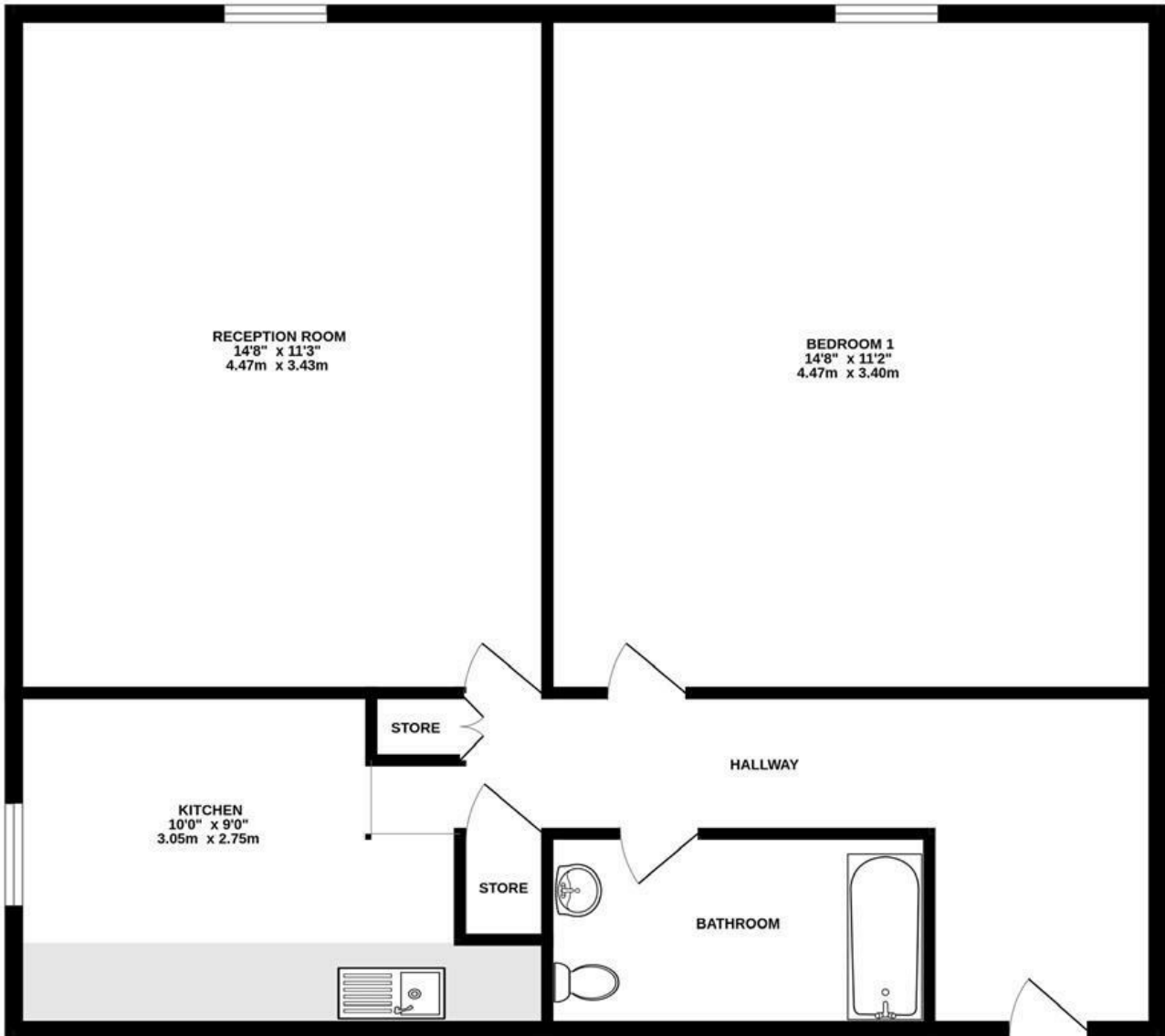


Bathroom



GROUND FLOOR

540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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	70	74

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		