



Flat 13 Atherton Place, Longford Avenue, Southall, UB1  
3QT

**EVANS**  
& COMPANY



# Atherton Place

## Southall

- 1 Bedroom
- 86 Year Lease
- Double Glazed
- Central Heated
- 3rd Floor Flat

This flat on Longford Avenue offers a delightful living experience. The property features a well-appointed reception room, with two spacious bedrooms, it provides ample space for a small family or professionals seeking a comfortable home.

Natural light floods the space, thanks to the double-glazed windows, which also enhance energy efficiency and central heating throughout the property guarantees warmth during the cooler months.

Situated in a lively neighbourhood, residents will enjoy easy access to local amenities, including shops, parks, and excellent transport links. Whether you are a first-time buyer or seeking a rental investment, this flat is certainly worth considering.

**Communal Entrance**  
Stairs to 3rd floor



### Entrance Hall

Power points, storage cupboards, radiator, doors to

### Bathroom

Enclosed bath panel, low level WC, wash hand basin with mixer taps, radiator, double glazed window

### Kitchen

10'10" x 6'11" (3.31 x 2.13)

Eye and base level storage units, stainless steel single drainer sink unit with mixer taps, power points, double glazed window

### Reception Room

16'3" x 10'9" (4.97 x 3.29)

Double glazed windows, radiator, power points

### Bedroom 1

11'6" x 10'9" (3.52 x 3.29)

Double glazed window, power points, radiator

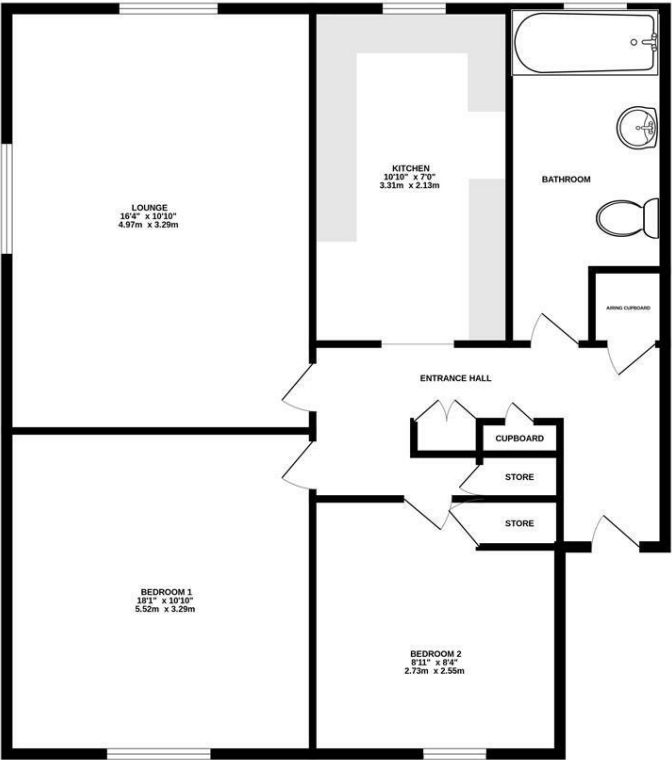
### Bedroom 2

8'11" x 8'4" (2.73 x 2.55)

Built in cupboard, double glazed window, power points, radiator

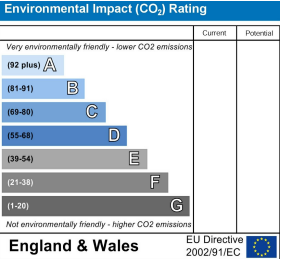
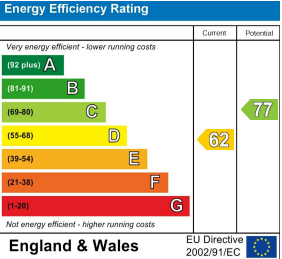


GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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