



## School Passage, Southall, UB1 3FL

- Fourth Floor Apartment
- Modern Open Plan Living
- Private Balcony
- NO Allocated Parking
- Close to Local Amenities, Schools & Transport Links

- Spacious Bedroom
- Modern Bathroom
- Great Condition
- Communal Courtyard
- EPC Rating: B/Council Tax Band: B

**Asking Price £299,950**



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Mackenzie House is a well-presented fourth-floor apartment offering stylish, modern living in the heart of Southall. Set within a well-maintained residential development, the property is in great condition throughout and provides a bright, comfortable living environment ideal for first-time buyers, professionals, or investors.

The apartment features a spacious double bedroom and a modern open-plan living and kitchen area, designed to maximise space and natural light. The living area flows seamlessly onto a private balcony, which is accessible from the reception room, creating a versatile indoor-outdoor space ideal for relaxing or entertaining. A contemporary bathroom completes the accommodation, finished to a modern standard.



Residents benefit from a communal courtyard, offering additional outdoor space within the development. Please note, the property has NO allocated parking.

Mackenzie House is superbly located within walking distance of Southall town centre, providing easy access to a wide range of local shops, supermarkets, cafés, and restaurants. The area is well served by schools, making it appealing to a variety of buyers. Southall Station is close by, offering excellent transport links into Central London and beyond, including fast connections via the Elizabeth Line. Multiple bus routes and nearby road links further enhance accessibility.



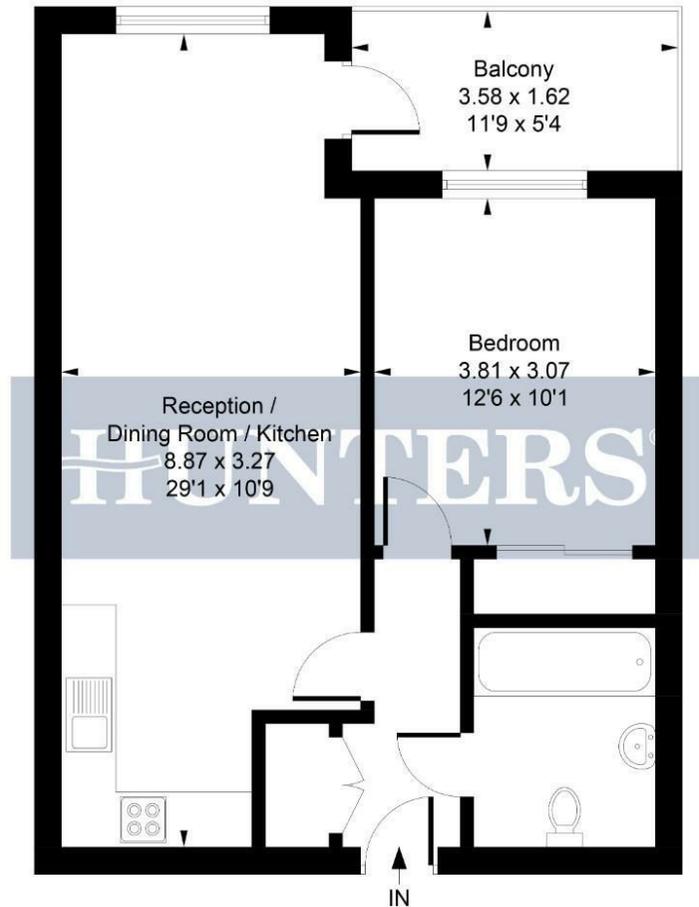
EPC Rating: B/Council Tax Band: B



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Approximate Gross Internal Area  
51.80 sq m / 558 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Produced for Hunters

### Viewings

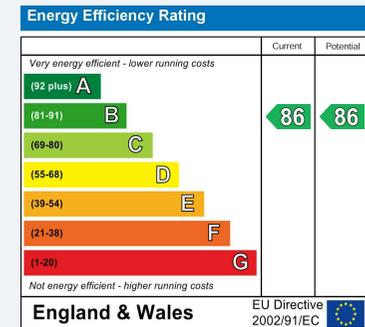
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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