



## Salisbury Road, Southall, UB2 5RD

- Two Bedrooms Second Floor Flat
- Modern Bathroom
- Communal Gardens
- Allocated Parking
- Viewing Advised
- Two Storage Spaces Integrated into the Flat
- Open Plan Reception Room & Kitchen
- Large Private Terrace
- Close to Local Amenities, Schools & Transport Links
- EPC Rating: B

Asking Price £375,000

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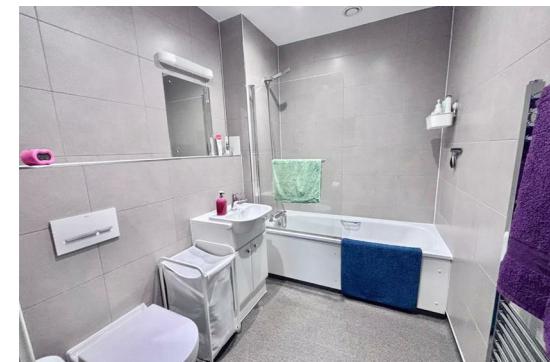
## DESCRIPTION

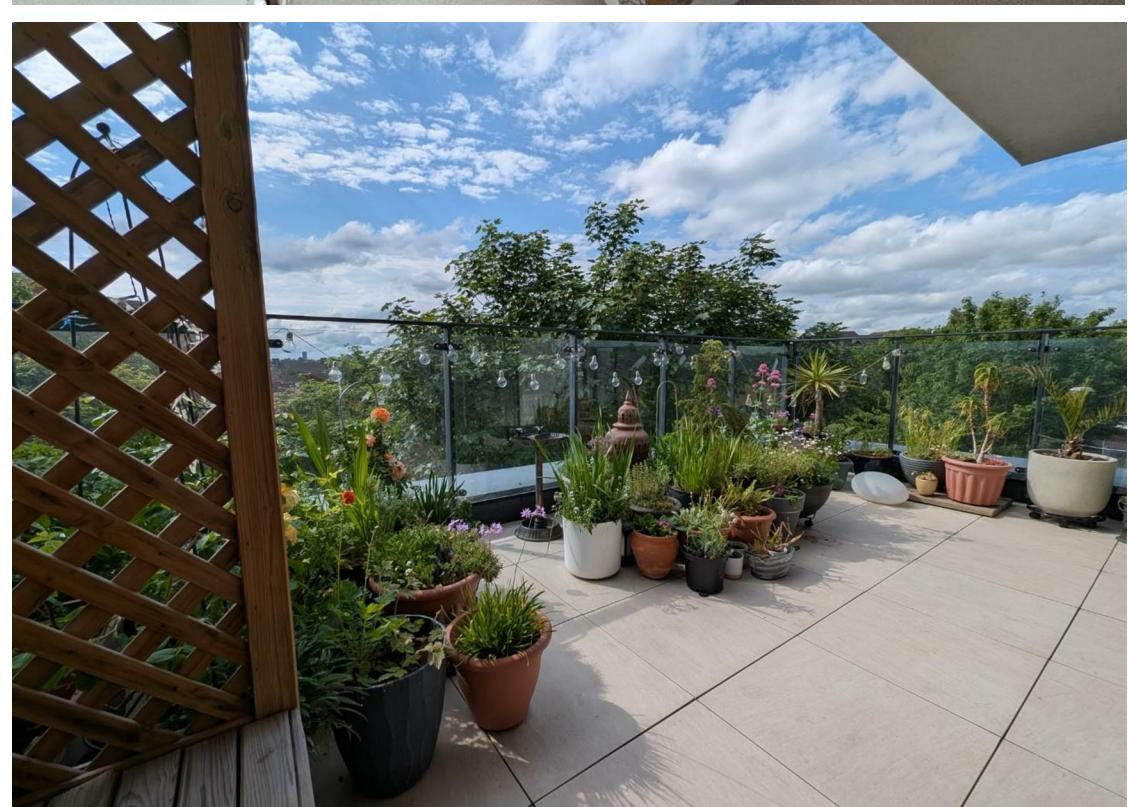
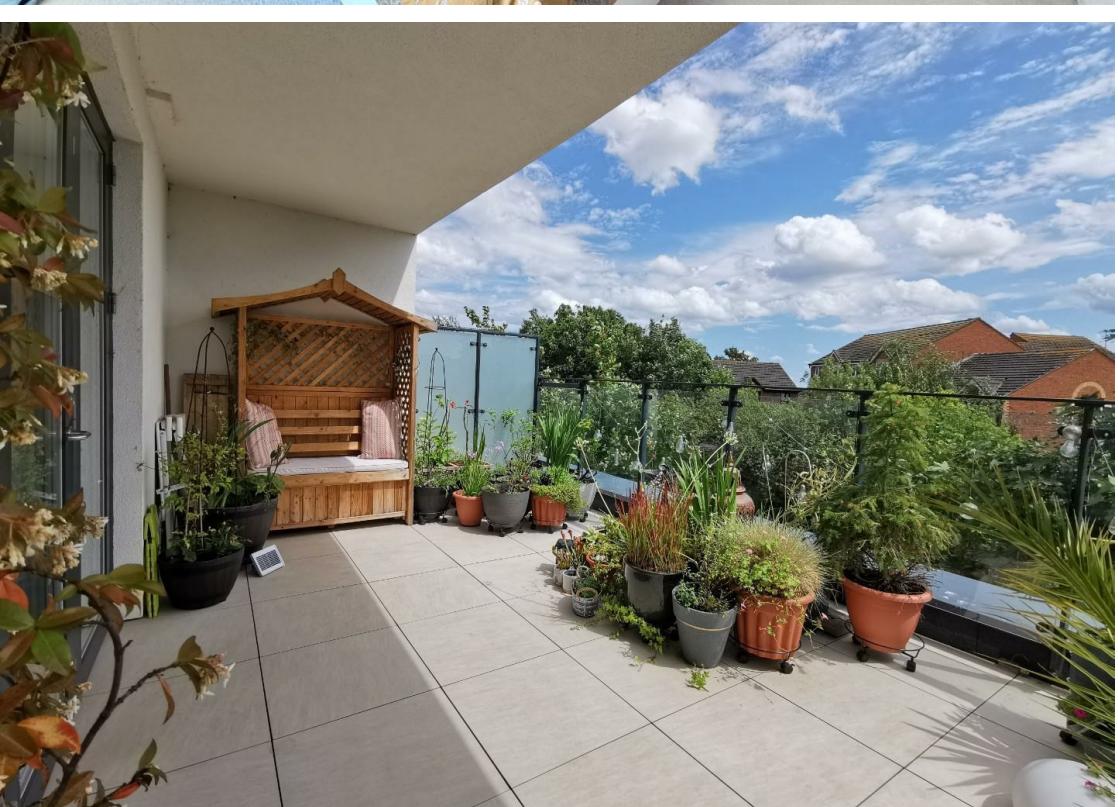
This impressive flat offers stylish, practical, and exceptionally spacious living, making it an ideal choice for first-time buyers, professionals, or investors. The property comprises two generously sized bedrooms and a contemporary bathroom, all finished to a high standard. Large windows throughout allow an abundance of natural light to flow through the home, further enhancing the bright and airy feel of each room.

The property has a bright open-plan reception room and modern kitchen, creating a welcoming and sociable space for both relaxing and entertaining. This area opens directly onto a large private terrace, surrounded by greenery and nature, and enjoying panoramic, wide-open views of the Grand Union Canal, perfect for outdoor enjoyment.

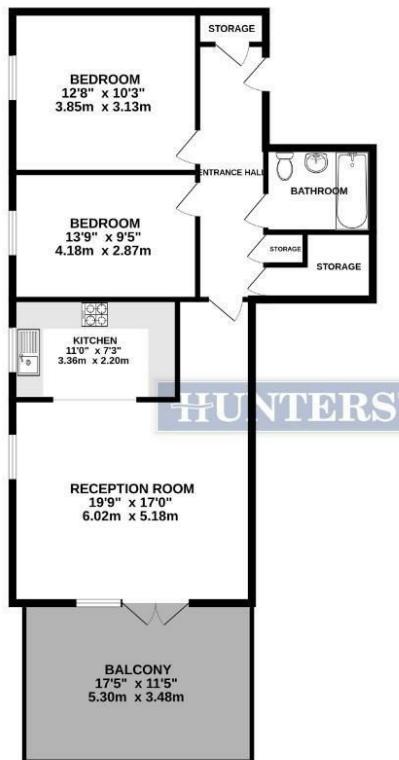
Additional benefits include lift access, two integrated storage spaces within the flat, allocated parking, and access to well-maintained communal gardens.

Gibson Point is set in a quiet and tranquil location, and is ideally positioned within walking distance of the Elizabeth Line, offering fast and direct access into Central London, with Paddington reachable in approximately 14 minutes and Bond Street in around 17 minutes. A variety of local shops, schools, and everyday amenities are close by, making this an excellent option for commuters and families seeking a balance of connectivity and peaceful surroundings.





GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 sq.m.) approx.  
While 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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	

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.