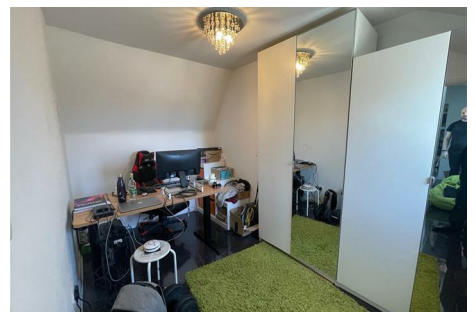
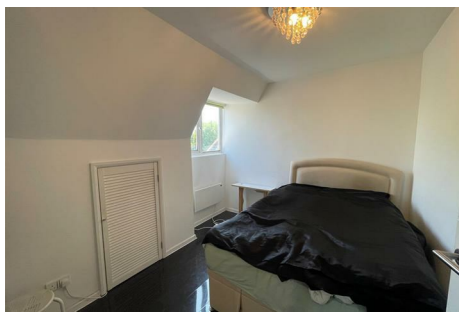




Parkfields

Estates



Grosvenor Court

10 - 20 Grosvenor Road, Southall, UB2 4BS

A RARE OPPORTUNITY TO ACQUIRE THIS TOP FLOOR PENTHOUSE APARTMENT located in a PERIOD building in the heart of OLD SOUTHALL. Accommodation is spacious and includes; OPEN PLAN LOUNGE / KITCHEN AREA, SHOWER/WC AND TWO BEDROOMS. There is a bonus ROOF TERRACE with STUNNING VIEWS ACROSS LONDON. Located just a short walk from the ELZABETH LINE with fast connections to THE CITY.

The property does have potential to EXTEND onto the Roof Terrace (recently renovated) subject to the RENEWAL OF PLANNING PERMISSION granted in 2018 (Ealing Council Planning reference number: 181886FUL) - This will need to be renewed.

The Property can be let until 28/06/2028 due to registered exemption reference BEIS00273003JFCJG

Offers In Excess Of £260,000

7 Grosvenor Court

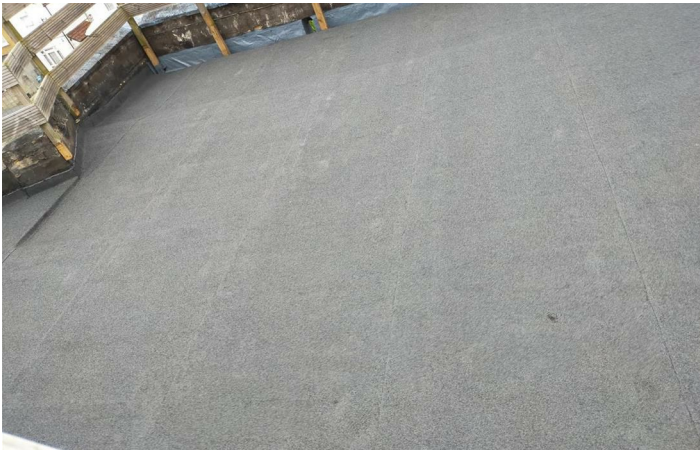
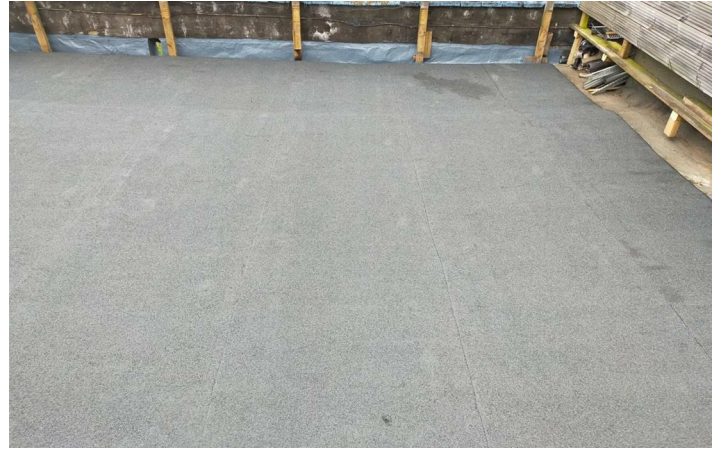
10 - 20 Grosvenor Road, Southall, UB2 4BS



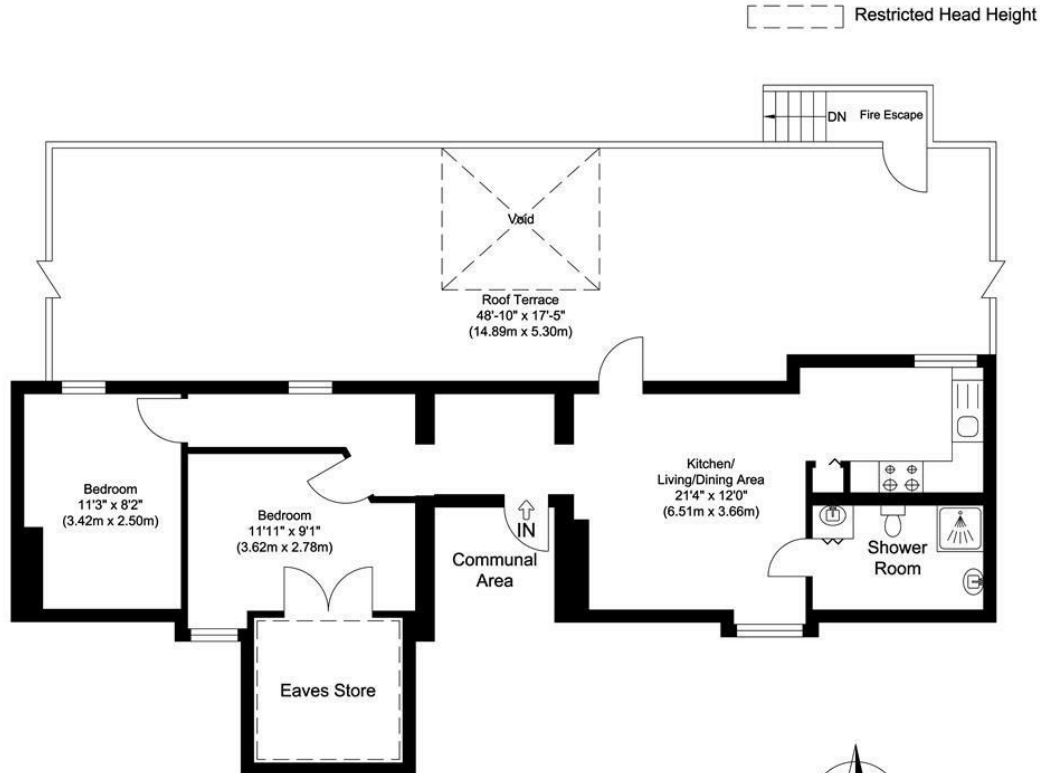
- TOP FLOOR PENTHOUSE
- LOUNGE
- 116 YEAR LEASE
- MINUTES TO ELIZABETH LINE
- LOVELEY VIEWS
- KITCHEN
- PERIOD BUILDING
- TWO BEDROOMS
- BATH/WC
- ROOF TERRACE



Directions



Floor Plan



Third Floor
 Total Gross Internal Area
 594.38 sq. ft.
 (55.22 sq. m)

Third Floor, Grosvenor Court, Grosvenor Road, Southall, UB2

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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			52
(39-54) E			
(21-38) F		18	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	