



# Parkfields

Estates



## Mackenzie House

School Passage, Southall, UB1 3FL

Welcome to Mackenzie House, a stunning modern one-bedroom apartment situated in the heart of Southall. This exceptional property boasts a new build warranty, ensuring peace of mind for years to come. Located on the fourth floor, the apartment offers a spacious bedroom and an abundance of natural light, creating a warm and inviting atmosphere.

The open-plan living area is designed for contemporary living, seamlessly blending the kitchen and lounge space, perfect for entertaining or relaxing after a long day. Step outside onto your private balcony, where you can enjoy a breath of fresh air and take in the views of the surrounding area.

Mackenzie House is ideally positioned within walking distance of Southall town centre, where you will find a diverse selection of shops, supermarkets, cafés, and restaurants to cater to your every need. The area is well-regarded for its excellent schools, making it an attractive option for families and professionals alike.

Offers In The Region Of £285,000

# 30 Mackenzie House

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- STYLISH FOURTH FLOOR APARTMENT
- WELL MAINTAINED THOROUGHOUT
- BRIGHT CONTEMPORARY OPEN-PLAN LAYOUT
- PRIVATE BALCONY FOR OUTDOOR SPACE
- GENEROUS DOUBLE BEDROOM
- SLEEK, MODERN BATHROOM
- ACCESS TO A SHARED RESIDENT'S COURTYARD
- EXCEPTIONAL 993 YEAR LEASE REAMINING
- MOMENTS FROM SOUTHALL STATION



Directions



# Floor Plan



FOURTH FLOOR  
GROSS INTERNAL  
FLOOR AREA 540 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 540 SQ FT / 50 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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.

1 The Crescent, Southall, Middlesex, UB1 1RE  
Tel: 0208 571 0253 Email: [info@parkfields-estates.com](mailto:info@parkfields-estates.com) <https://www.parkfields-estates.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	