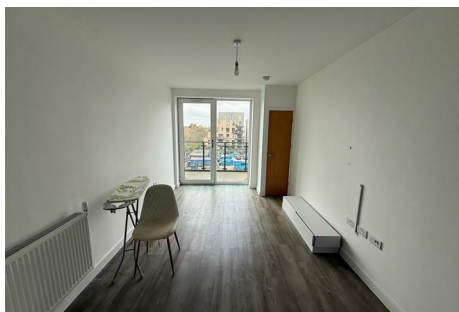




# Parkfields

Estates



## Gilding Way , Southall, UB2 4GU

Welcome to this charming purpose-built apartment located on Gilding Way in Southall. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The bedroom offers a comfortable retreat, ideal for restful nights. The apartment also includes a well-appointed bathroom, ensuring convenience and privacy.

Situated in a vibrant area, this apartment benefits from excellent local amenities, including shops, parks, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Please note that while we strive to provide accurate information, the services within the property have not been tested and will not be tested. We encourage potential buyers to conduct their own investigations to ensure the property meets their needs.

This apartment presents a wonderful opportunity to enjoy comfortable living in a sought-after location. Do not miss the chance to make this lovely space your new home.

**Offers In The Region Of £260,000**

# Carter Court Gilding Way

, Southall, UB2 4GU



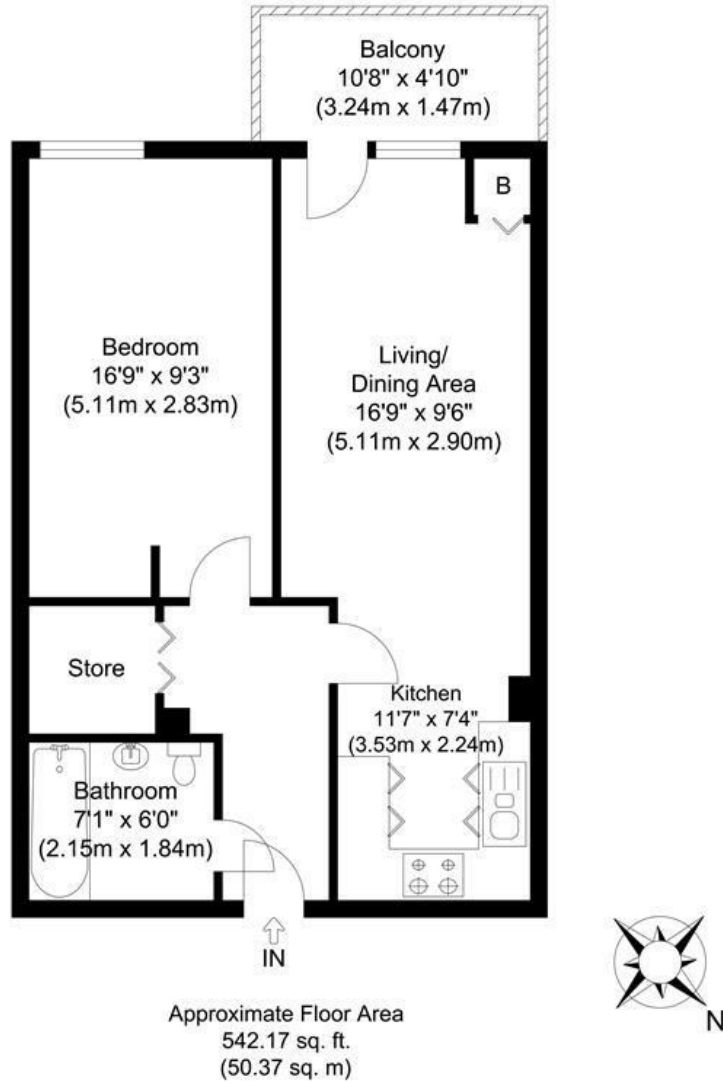
- ONE BED PURPOSE BUILT APARTMENT
- SPACIOUS BALCONY
- NEAR LOCAL SCHOOLS AND AMENITIES
- LIFT ACCESS
- MODERN FITTED KITCHEN
- NO CHAIN
- COMMUNAL GARDENS
- LARGER THAN AVERAGE BEDROOM



Directions



# Floor Plan



**Total Gross Internal Area (Including Balcony)**  
593.41 sq. ft.  
(55.13 sq. m)

**Total Gross Internal Area (Excluding Balcony)**  
542.17 sq. ft.  
(50.37 sq. m)

## Third Floor, Carter Court, Gilding Way, 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.

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>		85	85
(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	