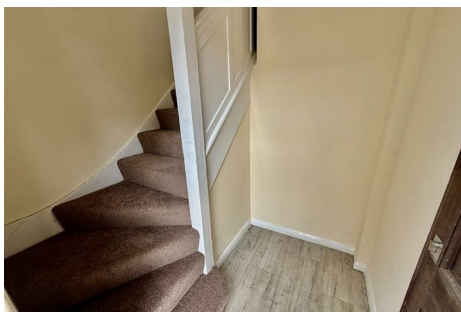




Parkfields

Estates



Livingstone Road , Southall, UB1 1PH

Welcome to this charming first-floor maisonette located on Livingstone Road in the vibrant area of Southall. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or even as a rental investment. The spacious reception room offers a warm and inviting space for relaxation and entertaining, while the recently decorated interiors provide a fresh and modern feel throughout.

One of the standout features of this maisonette is its impressive 923-year lease, ensuring long-term security for its new owners. The property is conveniently situated just a stone's throw away from Southall Broadway, where you can enjoy a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable.

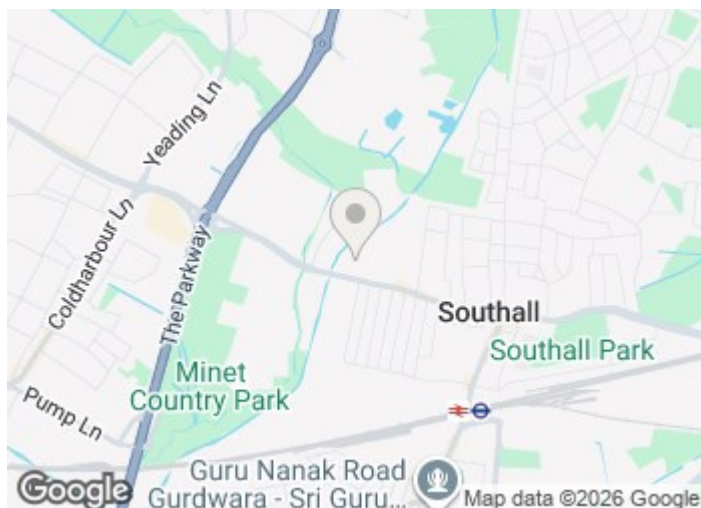
With no chain involved, this property is ready for you to move in without delay. Whether you are looking to make this your new home or seeking a promising investment opportunity, this maisonette offers a perfect blend of comfort, style, and location. Don't miss the chance to view this lovely property and envision your future in Southall.

Asking Price £285,000

19A Livingstone Road , Southall, UB1 1PH



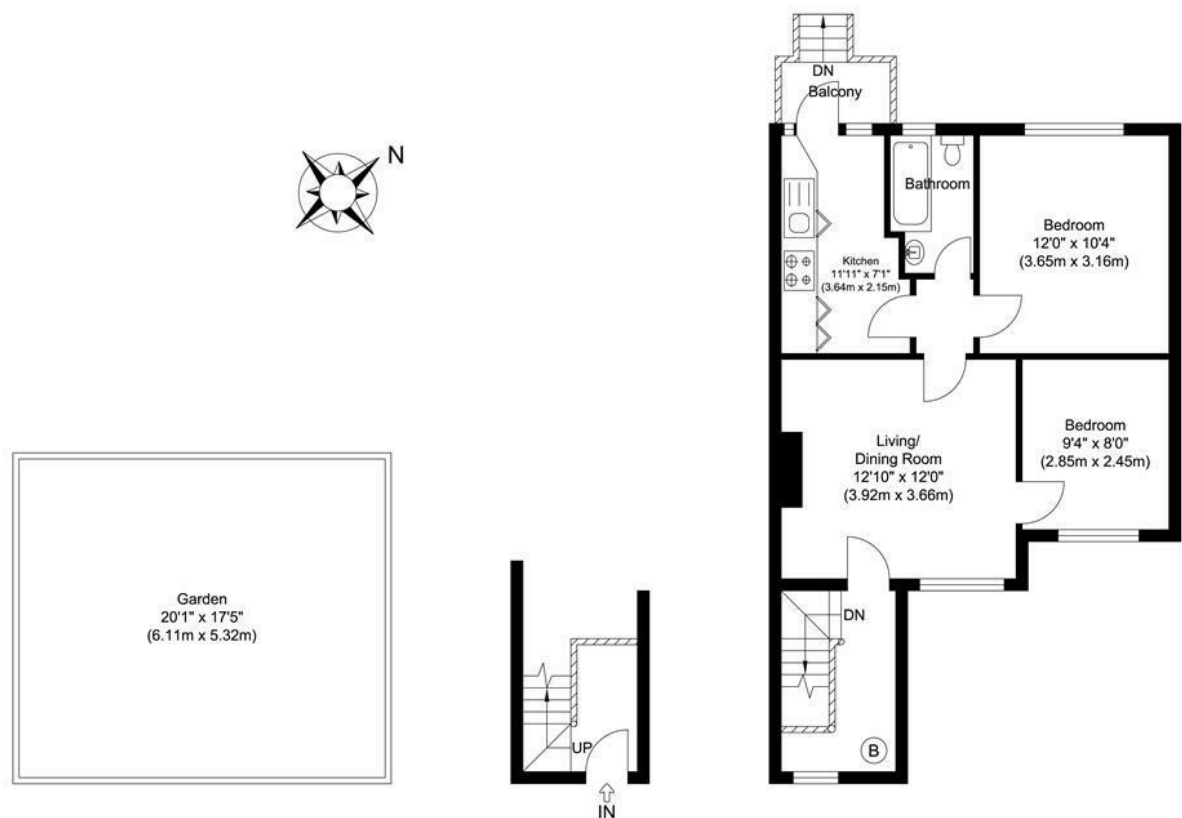
- 923 YEAR LEASE
- NO SERVICE CHARGE OR GROUND RENT
- FIRST FLOOR PURPOSE BUILT GARDEN FLAT
- RECENTLY DECORATED & CARPETED
- TWO BEDROOMS
- LOUNGE
- PRIVATE GARDEN
- WALKING DISTANCE TO SOUTHALL BROADWAY
- IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT
- NO ONWARD CHAIN



Directions



Floor Plan



Garden

Ground Floor
Approximate Floor Area
38.53 sq. ft.
(3.58 sq. m)

First Floor
Approximate Floor Area
559.07 sq. ft.
(51.94 sq. m)

Total Gross Internal Area
597.61 sq. ft.
(55.52 sq. m)

First Floor, Livingstone Road, Southall, UB1

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	