



Parkfields

Estates



Canalside Gardens , Southall, UB2 5TJ

Welcome to this charming ground floor apartment located in the desirable Canalside Gardens, Southall. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The well-appointed bedroom offers a peaceful retreat, while the bathroom is conveniently situated to serve both residents and visitors alike.

One of the standout features of this apartment is its position within a gated development, providing an added layer of security and privacy. The communal gardens are a lovely addition, offering a serene outdoor space for residents to enjoy, whether for a leisurely stroll or a quiet moment in nature.

With no chain involved, this property presents an excellent opportunity for both first-time buyers and investors alike. The combination of its prime location, modern amenities, and the tranquil environment of Canalside Gardens makes this apartment a must-see. Don't miss your chance to make this lovely space your new home.

Asking Price £175,750

49 Canalside Gardens

, Southall, UB2 5TJ



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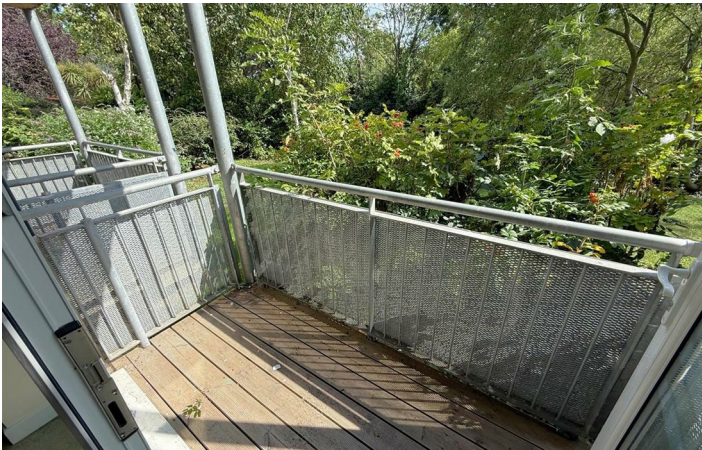


B

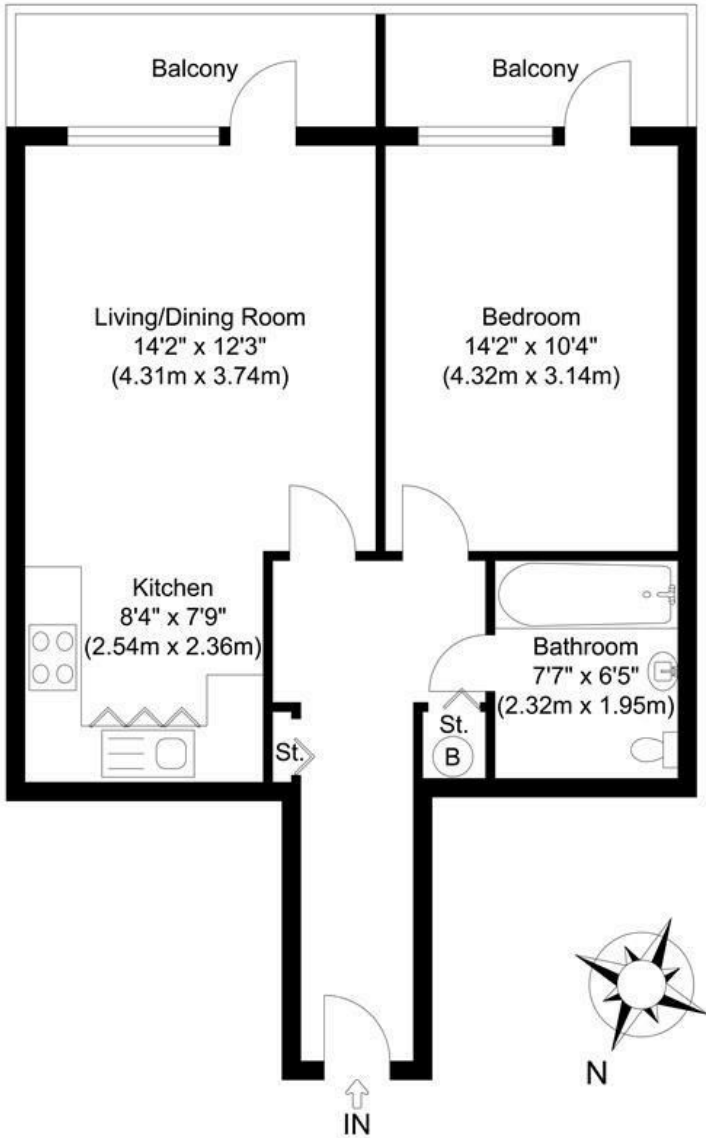
- GROUND FLOOR APARTMENT
- HIGH ENERGY RATING - B
- OPEN PLAN LOUNGE / KITCHEN
- BATHROOM
- BEDROOM
- GATED DEVELOPMENT
- NO CHAIN
- ONE ALLOCATED PARKING SPACE
- 86 YEAR LEASE



Directions



Floor Plan



Ground Floor
Approximate Floor Area
545.08 sq. ft.
(50.64 sq. m)

Canalside Gardens, 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 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	83	83
(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