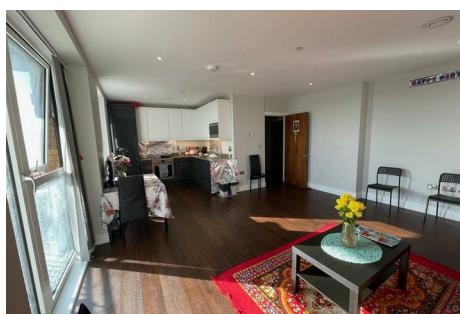
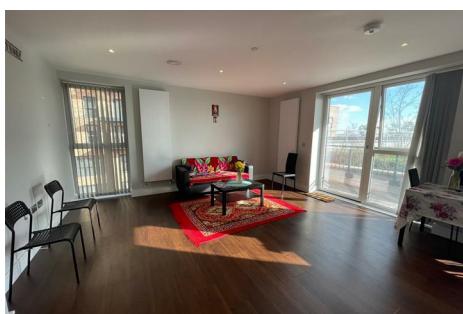




# Parkfields Estates



## Samuelson House, Merrick Road , Southall, UB2 4WS

AN IMMACULATE ONE BEDROOM apartment situated in a RECENTLY BUILT development by GALLIARD HOMES just moments from CROSSRAIL. Accommodation is spacious and includes; OPEN PLAN LIVING ROOM/KITCHEN, BEDROOM, AND FAMILY BATHROOM/WC. There is a feature BALCONY. The development has the benefit of DAYTIME CONCIERGE. Early viewings are highly recommended.

Local Authority: London Borough of Ealing  
Council Tax Band: C

Asking Price £375,000

# 102 Samuelson House, Merrick Road , Southall, UB2 4WS



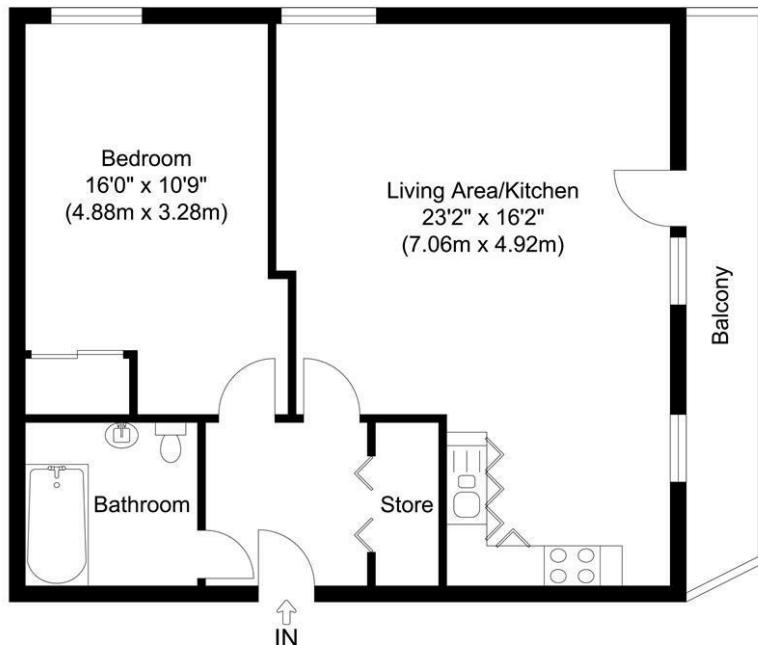
- GALLIARD HOMES DEVELOPMENT
- DAYTIME CONCIERGE
- NO CHAIN
- BALANCE OF NEW BUILD WARRANTY
- ONE BEDROOM
- 995 YEAR LEASE
- WALKING DISTANCE TO CROSSTRAIL



Directions



## Floor Plan



Total Gross Internal Area  
56.51 sq. ft.  
(608.26 sq. m)



**5th Floor, Samuelson House, Merrick 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 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	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	