



# Parkfields Estates



## Windmill Place , Southall, UB2 4QS

Welcome to this charming apartment located in the desirable Windmill Place, Southall. This nearly new property offers a modern living experience, perfect for individuals or couples seeking a comfortable home. Spanning an efficient 395 square feet, the apartment features a well-proportioned reception room that provides a welcoming space for relaxation and entertaining.

The property boasts one spacious bedroom, ideal for restful nights, and a contemporary bathroom that meets all your daily needs. Situated on the third floor, this apartment benefits from an abundance of natural light, creating a bright and airy atmosphere throughout.

One of the standout features of this property is its immaculate condition, ensuring that you can move in without the need for any immediate renovations. Additionally, the apartment comes with a bonus utility room an allocated parking space, a valuable asset in this bustling area.

Asking Price £249,950

# 41 Ironbridge House Windmill Place , Southall, UB2 4QS



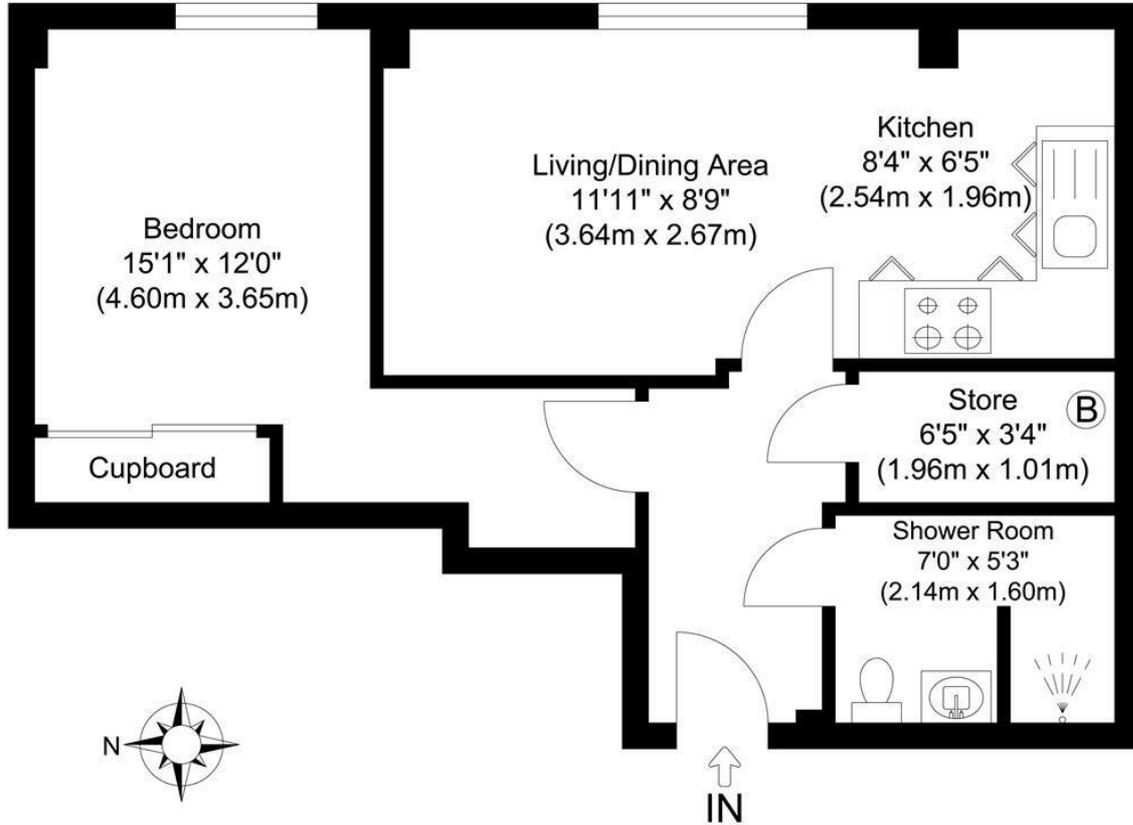
- THIRD FLOOR APARTMENT WITH LIFT ACCESS
- ONE BEDROOM
- EASY ACCESS TO HANWELL, GREENFORD & SOUTHALL
- 122 YEAR LEASE WITH PEPPERCORN GROUND RENT
- OPEN PLAN KITCHEN WITH BUILT IN APPLIANCES
- EALING HOSPITAL WITHIN WALKING DISTANCE
- ALLOCATED PARKING SPACE
- BONUS UTILITY / STORE ROOM



Directions



# Floor Plan



Total Gross Internal Area  
 395.46 sq. ft.  
 (36.74 sq. m)

Third Floor, Iron Bridge House, Windmill Place, 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	