



Parkfields

Estates



Salisbury Road , Southall, UB2 5QF

Nestled on Salisbury Road in Southall, this delightful fourth-floor apartment offers a perfect blend of modern living and convenience. Spanning an impressive 682 square feet, the property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The apartment is presented in immaculate condition throughout, reflecting a contemporary style that is both inviting and functional. The spacious reception room provides a welcoming area for relaxation and entertainment, while the well-appointed bathroom ensures comfort and practicality.

Built in recent years, this property benefits from modern construction standards, offering a peaceful living environment with the added advantage of no onward chain. This means you can move in without the hassle of waiting for previous owners to vacate, making it an attractive option for those looking to settle in quickly.

Asking Price £295,000

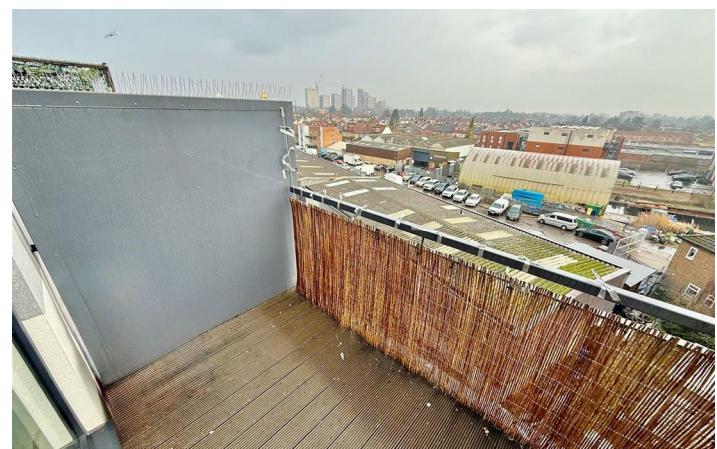
149 Salisbury Road , Southall, UB2 5QF



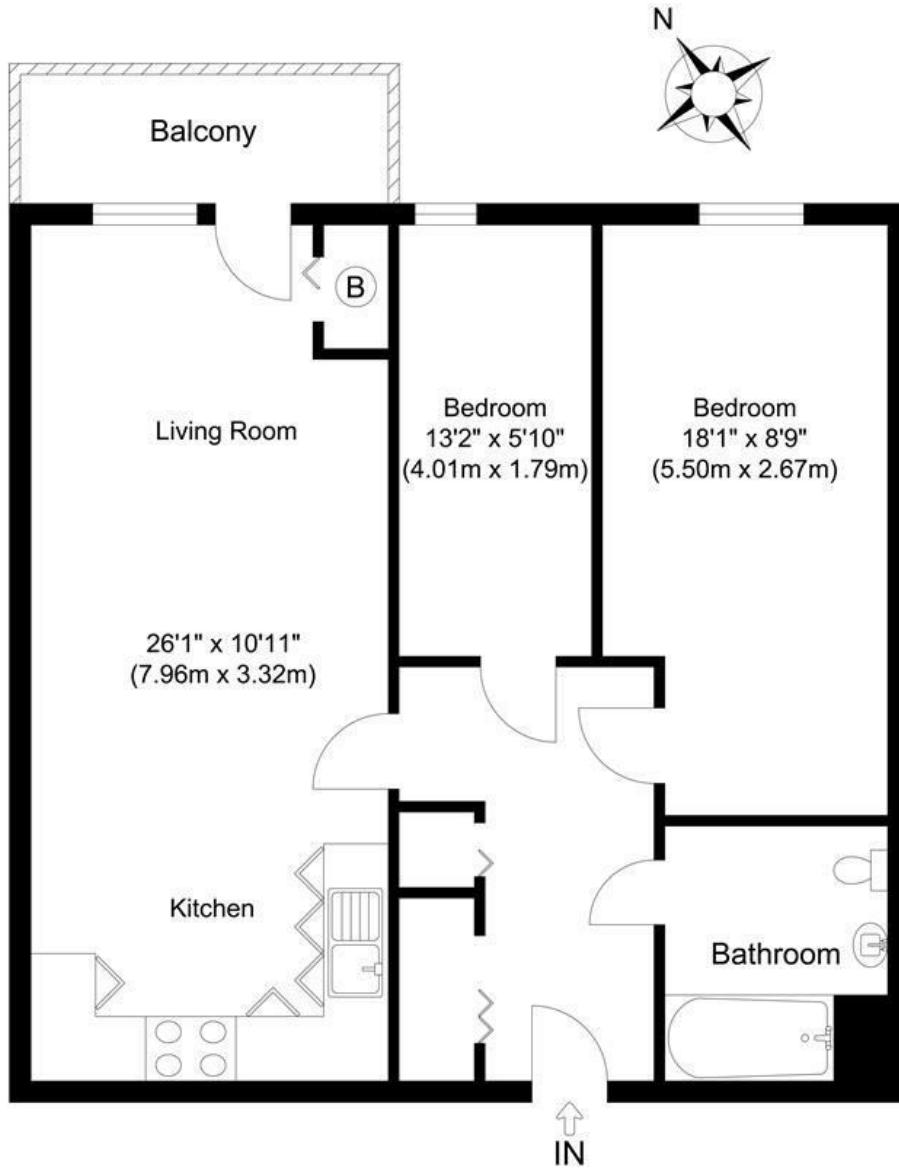
- TOP FLOOR
- BATHROOM/WC
- EASY WALKING DISTANCE TO ELIZABETH LINE
- TWO BEDROOMS
- ALLOCATED UNDERGROUND PARKING
- LONG LEASE OF 297 YEARS
- OPEN PLAN KITCHEN / LOUNGE WITH BALCONY ACCESS
- IMMACULATE ORDER THROUGHOUT
- NO CHAIN



Directions



Floor Plan



**Total Gross Internal Area
682.00 sq. ft.
(63.36 sq. m)**

4th Floor, Salisbury 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	81	81
(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	