

2 Bed Flat

Guide Price
£220,000



Quaker Lane UB2 4RE

2 BEDROOM / SPLIT LEVEL FLAT: A deceptively spacious 2 bedroom terraced home situated very conveniently for Southall mainline station, local shops and bus routes.

This property is perfect for a rental investment and is and features include an entrance hall, larger than average reception room, kitchen, 2 bedrooms and a shower room.

CASH BUYERS ONLY!!!

Accommodation

Split Level Flat

2 Double Bedrooms

Gas Central Heating

Large Reception Room

Good Transport Links

Cash Buyers Only

EPC Rating D / Leasehold

First Floor

Entrance Hall - Fitted carpet.

Reception Room - 16' 10" x 11' 3" (5.15m x 3.45m) Fitted carpet, radiator with double glazed window and door to patio area.

Kitchen - 12' 11" x 5' 6" (3.95m x 1.7m) Part tiled flooring. Fitted wall and base units with worktops to include a single drainer sink unit, cooker point, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher and part tiled walls and splashbacks. Double glazed window to aspect



Second Floor

Bedroom 1 - 15' 1" x 8' 5" (4.6m x 2.58m) Fitted carpet, radiator and double glazed window.

Bedroom 2 - 16' 5" x 8' 4" (5.02m x 2.55m) Fitted carpet, radiator and double glazed window.

Shower Room - Walk in shower with electric shower attachment and low level W.C.



Exterior

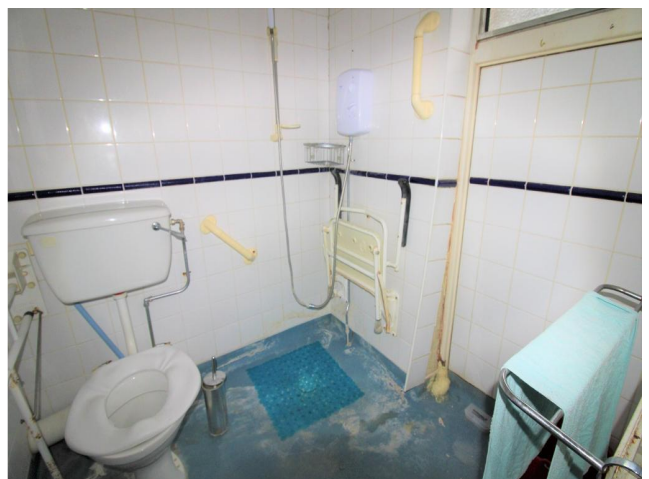
Leasehold - Leasehold: 95 years although Vendors solicitor will confirm exact term remaining.

Service Charge: TBC.

Ground Rent: £100 per annum (to be confirmed by Vendors solicitor)

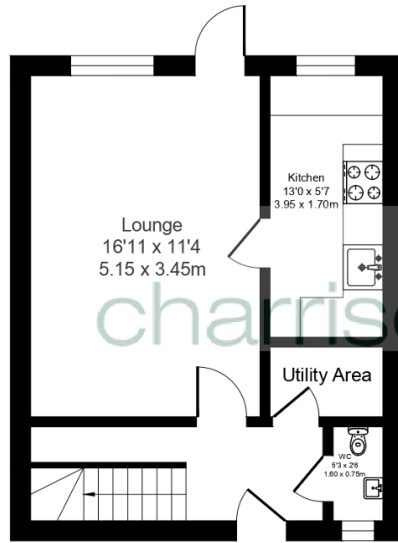


About Southall - Southall is a large suburban district of west London, England, part of the London Borough of Ealing and is one of its seven major towns. It is situated 10.7 miles (17.2 km) west of Charing Cross and had a population of 69,857 as of 2011. It is generally divided in three parts: the mostly residential area around Lady Margaret Road (Dormers Wells); the main commercial centre at High Street and Southall Broadway (part of the greater Uxbridge Road); and Old Southall/Southall Green to the south consisting of Southall railway station, industries and Norwood Green bounded by the M4.

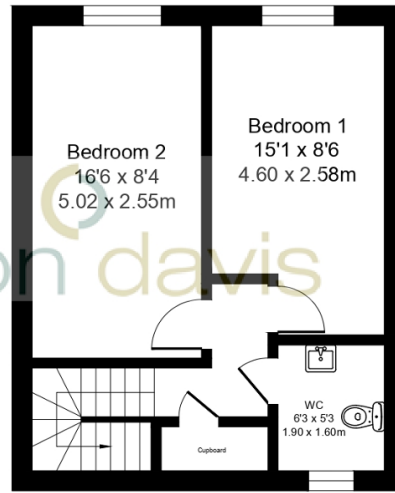


It was historically a municipal borough of Middlesex administered from Southall Town Hall until 1965. Southall is located on the Grand Union Canal (formerly the Grand Junction Canal) which first linked London with the rest of the growing canal system. It was one of the last canals to carry significant commercial traffic (through the 1950s) and is still open to traffic and is used by pleasure craft. The canal separates it from Hayes on the west, whereas to the east the River Brent separates the town from Hanwell. From the 1950s the town's local factories and proximity to Heathrow Airport attracted large numbers of Asian immigrants; The town eventually became home to the largest Punjabi community outside the Indian subcontinent and is today a major centre of South Asian culture, having gained the nickname Little India.

Ground Floor
Approx. 35.6 sq meters (383.36 sq feet)



First Floor
Approx. 35.6 sq meters (383.36 sq feet)



Total Area Approx. 71.2 sq meters (766.73 sq feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		