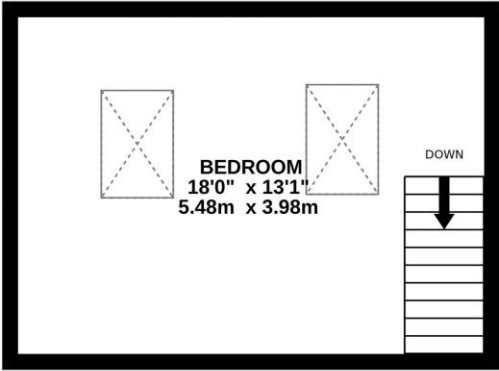
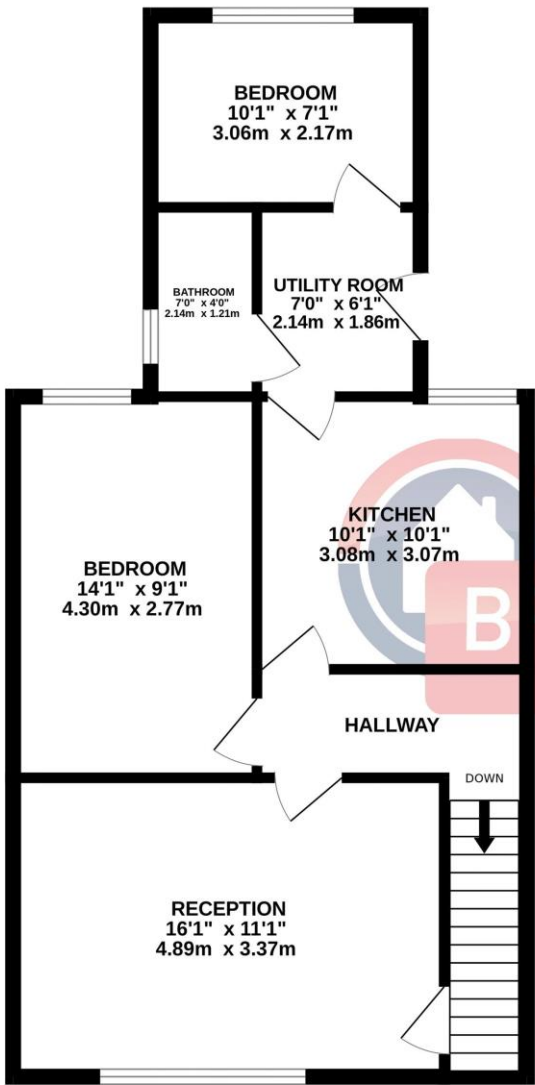


the floorplan...

1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.

2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



BRIAN COX
ESTATE AGENTS

TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Northolt: 0208 842 4008**
email: **jeff.osullivan@brian-cox.co.uk**
web: **www.brian-cox.co.uk**



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0208 842 4008
brian-cox.co.uk



Brian Cox are pleased to offer for sale this three bedroom first floor maisonette located on Southall Broadway in Southall, close to many shops and bus services. The property briefly comprises of large reception room, fitted kitchen, three bedrooms, bathroom,



£385,000

The Broadway, Southall UB1 1NG



in brief...

- Three Bedrooms
- 999 Year Lease
- No Service Charge
- No Onward Chain
- A Must View
- Walking Distance To Southall Crossrail Station



the location...

nearest stations ...

Southall (0.6 miles)
Hayes & Harlington (1.5 miles)
Hanwell (2.2 miles)

This property is set just a short distance from Southall Broadway and only 0.6 miles from Southall Station, zone 4, Crossrail (Elizabeth Line). This connects to Paddington Station in less than 20 minutes.

Bus routes include the 95,105,195 and E5, Heathrow is a short drive or bus journey away along with the M4. There are local schools in the area some include North Primary School, Beaconsfield Primary and Nursery School, Ayesha Siddiqi Girls School and Featherstone High School.