



# £449,950 Freehold

Queens Road, Southall, UB2

STEP RIGHT IN!! Simple Estate Agents present to the market this lovely Victorian three bed terraced house located in a quiet residential road. The property benefits from porch, 1.5 bathrooms, lovely rear garden and through lounge to name a few. The property is located in close proximity to Southall Station, bus stops, King Street and local schools. This would be great for either a family looking for a great home or an investor looking at a great rental. Call our office to arrange your viewing..

# Queens Road, Southall, UB2

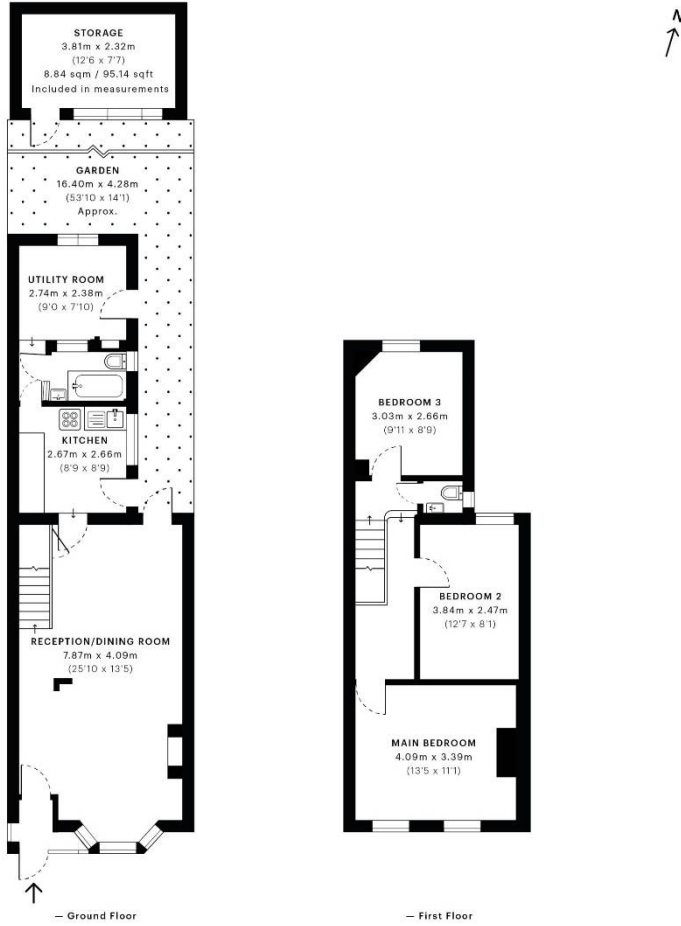


Queens Road, UB2

CAPTURE DATE 16/04/2021 LASER SCAN POINTS 3,849,353

GROSS INTERNAL AREA

100.86 sqm / 1085.65 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
100.86 sqm / 1085.65 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
93.94 sqm / 1011.16 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 99.27 sqm / 1068.53 sqft  
IPMS 3C RESIDENTIAL 94.39 sqm / 1016.01 sqft  
SPEC ID: 606d8c8879f86a0dce78b67c

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 26 s (266 ft) Take Pump Ln, The Pkwy/A312 and Western Rd to Featherstone Rd in Southall 9 min (2.5 mi) Drive to Queens Rd 3 min (0.5 mi) 151 Queens Rd Southall UB2 5BA

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.