



£359,950 Leasehold

Garrod House, The Broadway, Southall, UB1

THREE BED APARTMENT!! Simple Estate Agents present to the market this second floor spacious three bed apartment located on Southall Broadway. The property benefits from telephone entry system, communal gardens, double glazing, gas central heating and balcony to name a few. The property is located on Southall Broadway close to shops, bus stops and close proximity to Southall Station. This would be a great first home or buy to let investment. Call to book your viewing..

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HALLWAY

LIVING ROOM 14' 6" x 12' 10" (4.42m x 3.91m)

KITCHEN 9' 4" x 7' (2.84m x 2.13m)

BATHROOM 7' 2" x 5' 11" (2.18m x 1.8m)

WC

BEDROOM 14' 1" x 9' 8" (4.29m x 2.95m)

BEDROOM 13' 8" x 8' 3" (4.17m x 2.51m)

BEDROOM 10' 7" x 9' 8" (3.23m x 2.95m)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 28 s (266 ft) Follow Coldharbour Ln and Uxbridge Rd/A4020 to Livingstone Rd in Southall 7 min (1.6 mi) Continue on Livingstone Rd to your destination 17 s (197 ft) UB1 1PL Southall

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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.