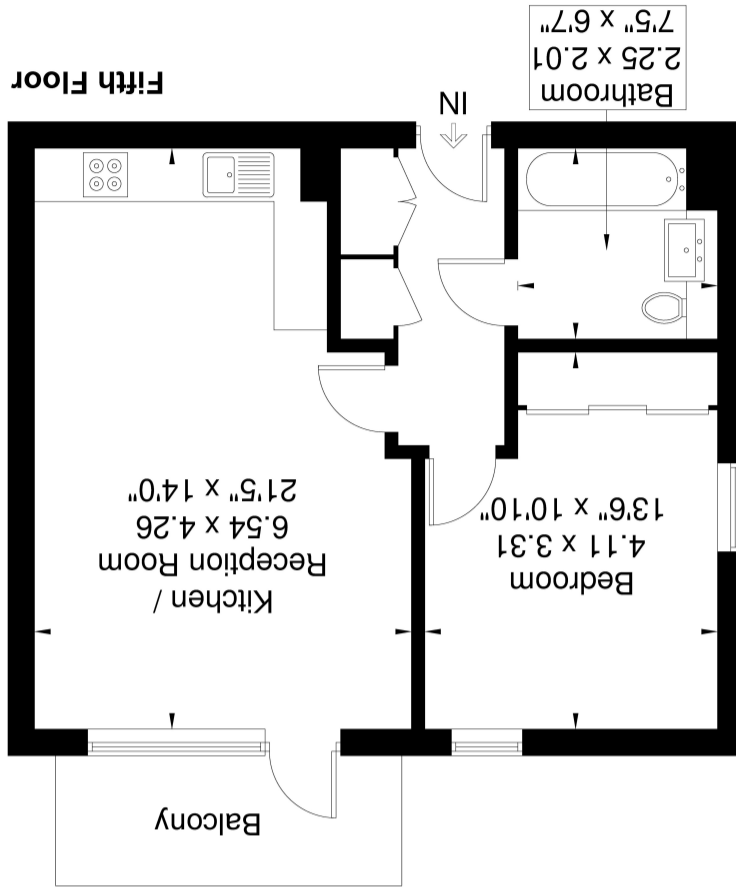


Energy Efficiency Rating	
Current	Potential
82	82

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	

EU Directive 2002/91/EC
 England, Scotland & Wales

Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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Genteel House
 Approximate Gross Internal Area = 50.4 sq m / 542 sq ft



62 Genteel House, Samara Drive, Southall, Greater London. UB1 1FJ.

£345,000



This spacious fifth floor flat in Southall benefits from a short walk to Southall Elizabeth Line station, providing easy access to central London, The City, Heathrow and beyond!

The property is conveniently located near abundant green spaces, as well as restaurants and day to day shops of Southall Broadway. The bright living accommodation briefly consists of open plan living, double bedroom and good sized bathroom. Lift access is available and other benefits include private parking and balcony and communal gardens including a playground.

Open Plan Living

21' 5" x 13' 11" (6.53m x 4.24m) Double glazed doors onto balcony, radiator, laminate floor, spot lights

Kitchen Area

Range of eye and base level units with electric hob with extractor hood over and oven under, single drainer sink, spot lights

Bathroom

Panel enclosed bath with shower, low level WC, vanity wash hand basin, radiator

Bedroom

13' 9" x 10' 10" (4.19m x 3.30m) Dual aspect double glazed windows, fitted wardrobe, radiator, spot lights

