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020 8566 4499
25 Greenford Avenue, London, W7 1LP

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	82	82
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

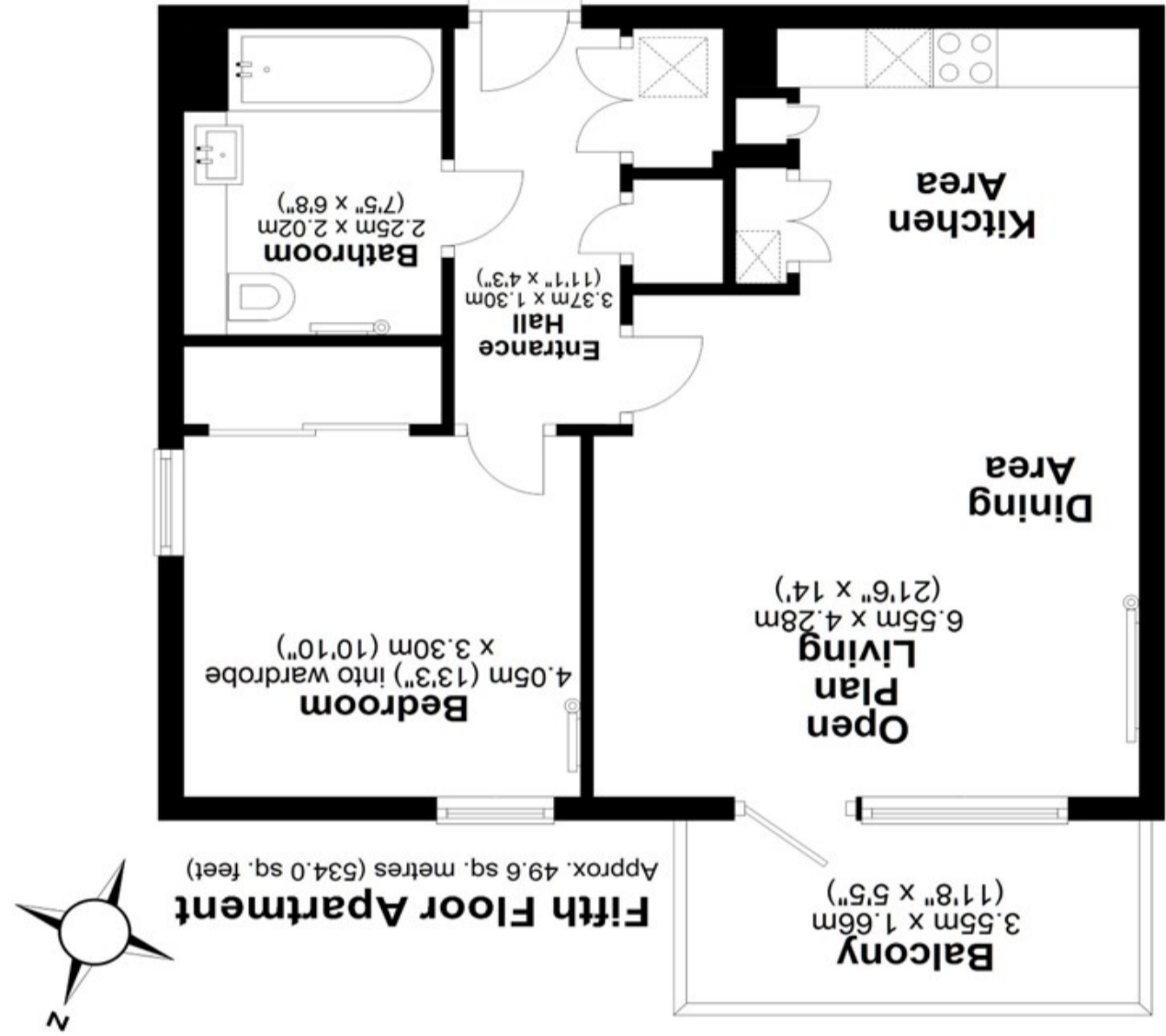England, Scotland & Wales | EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given.

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Fifth Floor Apartment
Approx. 49.6 sq. metres (534.0 sq. feet)

Bathroom
2.25m x 2.02m
(7'5" x 6'8")

Entrance Hall
3.37m x 1.30m
(11'1" x 4'3")

Kitchen Area

Bedroom
4.05m (13'3") into wardrobe
x 3.30m (10'10")

Dining Area

Open Plan Living
6.55m x 4.28m
(21'6" x 14')

Balcony
3.55m x 1.66m
(11'8" x 5'5")

1 61, Genteel House, Samara Drive, Southall, Greater London. UB1 1FJ.

£86,250

Castle

This well-presented fifth-floor apartment in Southall is perfectly positioned for convenient access to transport links, with Southall Elizabeth Line station just a short walk away, offering direct connections to Central London, The City, and Heathrow. The property is also ideally located near Southall Broadway, providing easy access to a variety of shops, restaurants, and local amenities, as well as beautiful green spaces.

The accommodation comprises an open-plan living area, a spacious double bedroom, and a well-appointed bathroom. Additional features include lift access, private parking, a balcony, and communal gardens with a children's playground, offering a desirable mix of practicality and relaxation. This property is an excellent choice for anyone looking for a well-connected and comfortable home.

Open Plan living and kitchen area

21'6" x 14' (6.55m x 4.28m) Double glazed doors onto balcony, radiator, laminate flooring, spot lights. Kitchen is equipped with a range of eye and base level units with electric hob, extractor hood and oven.

Bedroom

4.05m (13'3") into wardrobe x 3.30m (10'10") Dual aspect double glazed windows, fitted wardrobe, radiator and spot lights.

Bathroom

(7'5" x 6'8") 2.25m x 2.02m
Panel enclosed bath with shower, low level WC, vanity wash hand basin, radiator