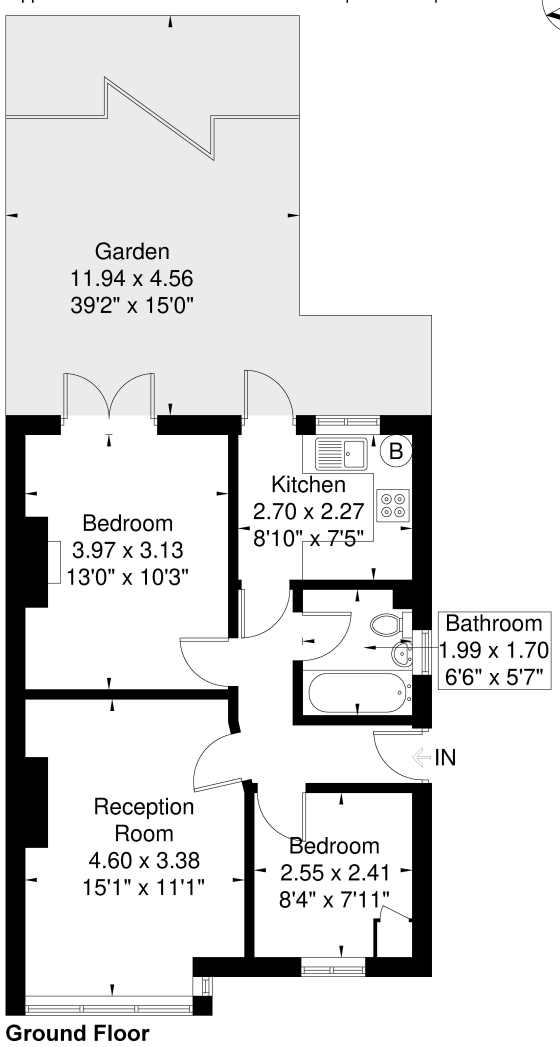
10 Church Avenue, Southall, Greater London. UB2 4DH.

£250,000



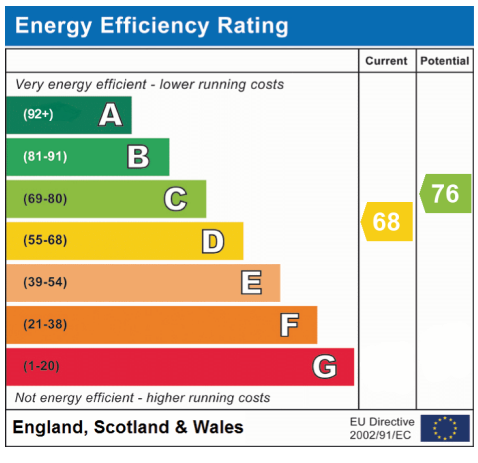
Church Avenue

Approximate Gross Internal Area = 51.5 sq m / 554 sq ft



Ground Floor

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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25 Greenford Avenue, London, W7 1LP
020 8566 4499
sales@castleresidential.co.uk
www.castleresidential.co.uk

Rarely does an opportunity like this present itself. Positioned on the ever-popular Church Avenue, this well-proportioned two-bedroom ground floor apartment offers the holy trinity that buyers dream of — a private rear garden stretching an impressive 39'2", its own driveway for off-street parking, and the ultimate peace of mind of a long lease with almost 999 years remaining. Better still, the property is being sold chain free, meaning you can move on your timescale, not anyone else's.

The accommodation, is arranged with ease in mind. The generous reception room is beautifully light and flows through French doors onto the garden — perfect for summer entertaining or simply enjoying your own private green sanctuary. The separate kitchen is well laid out, while the two double bedrooms are served by the family bathroom. Whether you're a first-time buyer, a buy-to-let investor, or someone looking to downsize without compromising on outdoor space, this one ticks every box.

Location is where this property truly shines. Church Avenue sits within easy reach of Southall's vibrant Broadway, with its fantastic array of shops, restaurants and cafés practically on your doorstep. For commuters, Southall's Elizabeth Line station is close by, whisking you to Paddington in around 15 minutes with direct services through Bond Street, Tottenham Court Road, Farringdon and Liverpool Street to Canary Wharf and Abbey Wood — while westbound trains head out to Heathrow and Reading. Add in excellent bus links and easy access to the A40/M4, and you have superb connectivity in every direction.

With the lease security, chain-free status, private garden and driveway all combining, demand for properties like this is always high. Early viewing is strongly advised.

Reception

15' 1" x 11' 1" (4.60m x 3.38m)

Bedroom

13' 0" x 10' 3" (3.96m x 3.12m)

Bedroom

8' 4" x 7' 11" (2.54m x 2.41m)

Kitchen

8' 10" x 7' 5" (2.69m x 2.26m)

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)







