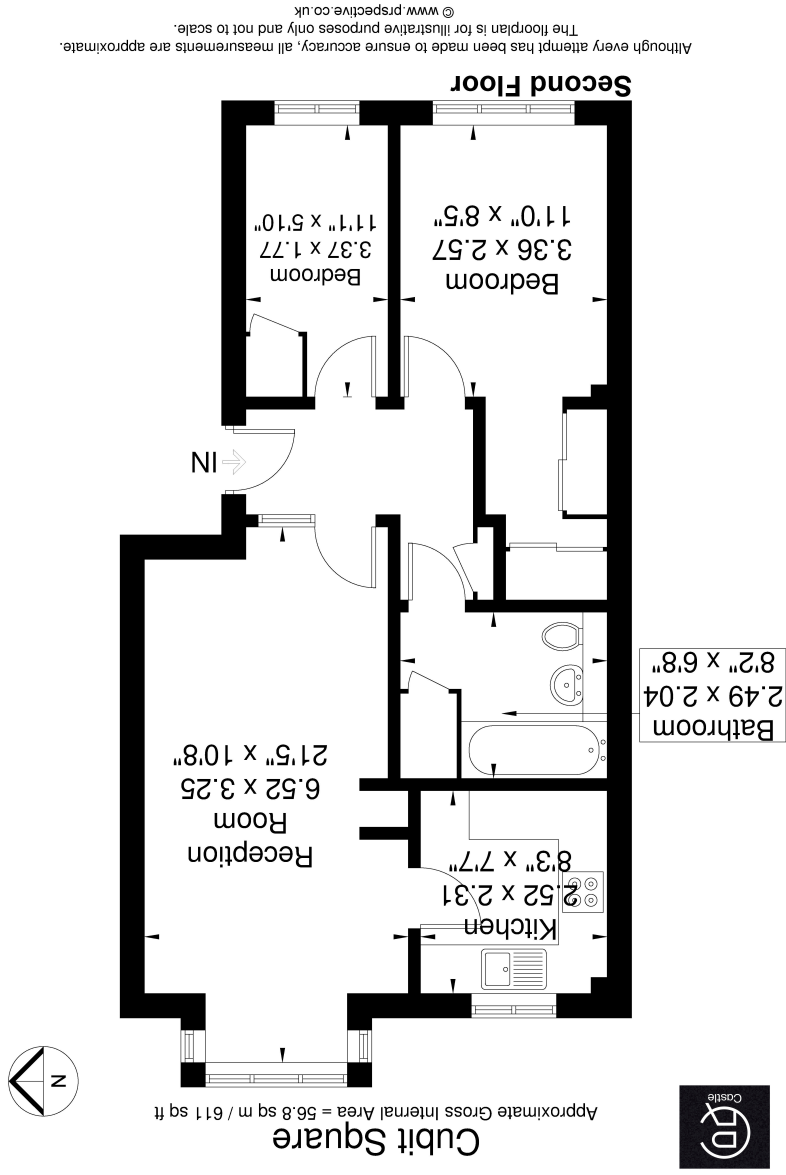
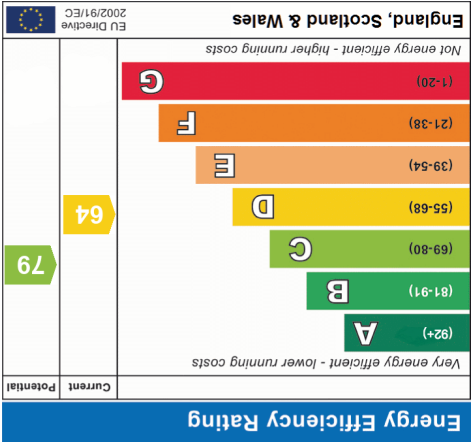




23 Cubitt Square, Southall, Greater London. UB2 4UA.
£299,000

A chain-free, deceptively spacious two bedroom apartment on the second floor of this well-regarded development, offered with a long lease and within easy reach of shops, Ealing Hospital and excellent transport links. This well-proportioned second floor apartment provides surprisingly generous accommodation. A secure entryphone system opens into a welcoming entrance hall with useful storage, leading to the standout feature of the home: a superb reception room measuring with solid wood flooring, a deep walk-in bay window overlooking mature trees, and an attractive arched divide and a flexible space with room for sofas, a dining table and a home working area.

The kitchen is fitted with a range of units, tiled flooring and space for appliances including an electric oven and hob, alongside the family bathroom with a modern three-piece suite and shower over the bath. Both bedrooms are good-sized doubles and with fitted wardrobes. The development enjoys well-tended communal grounds with mature planting, and residents benefit from allocated and visitor parking — a real convenience in this area.

Cubit Square sits in a convenient location, close to a good range of local shops, supermarkets and everyday amenities, all within easy walking distance. Ealing Hospital is nearby, with excellent transport links giving quick access to it and the wider area — ideal for NHS staff and commuters alike. Bus routes run close by, and Hanwell Elizabeth Line Station is within reach, A selection of well-regarded primary and secondary schools serves the area, with the open spaces of Ealing's parks and the Grand Union Canal nearby for weekend recreation.

Reception Room

21' 5" x 10' 8" (6.53m x 3.25m)

Kitchen

8' 3" x 7' 7" (2.51m x 2.31m)

Bedroom

11' 0" x 8' 5" (3.35m x 2.57m)

Bedroom

11' 1" x 5' 10" (3.38m x 1.78m)

Bathroom

8' 2" x 6' 8" (2.49m x 2.03m)

