

Merrick Road, Southall, UB2

Asking Price: £300,000

Benham & Reeves

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1 Bedroom (s) 1 Bathroom (s) Leasehold

Nestled in the heart of Southall, this stylish one bedroom apartment at Samuelson House offers a modern living experience with a generous 600 square feet of space. Enjoy stunning far reaching southern views from the private balcony or communal roof terrace.

The apartment boasts a high specification interior, featuring a sleek two-tone designer kitchen fully equipped with top-of-the-line Smeg appliances. This stylish kitchen is designed to blend both functionality and elegance, making meal preparation a delight. The open-plan living area enhances the sense of space and light, creating a comfortable and inviting environment.

This immaculate home offers ample storage throughout, communal gardens, and is conveniently located with a short walk to Southall station (Elizabeth line) connecting you to Ealing Broadway, offering an array of shops and restaurants, makes it an ideal place to live. Motorists will appreciate the proximity to the A40 and M4, providing easy access to transportation routes. The property is in close proximity to a number of sought-after schools, ensuring accessibility to quality education for families.







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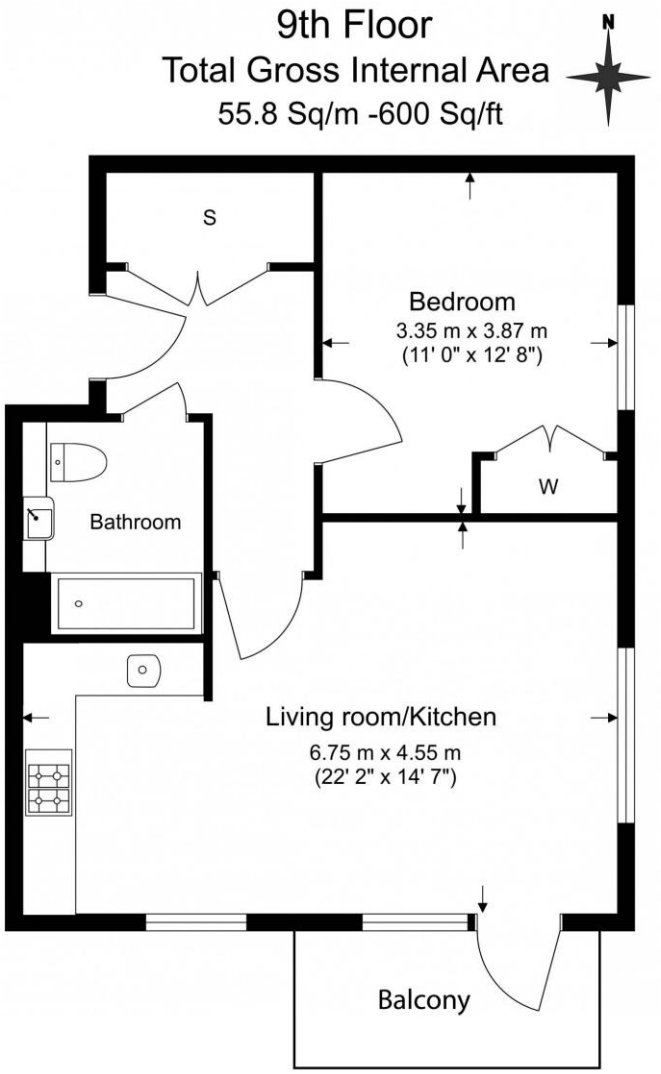





Property Features:

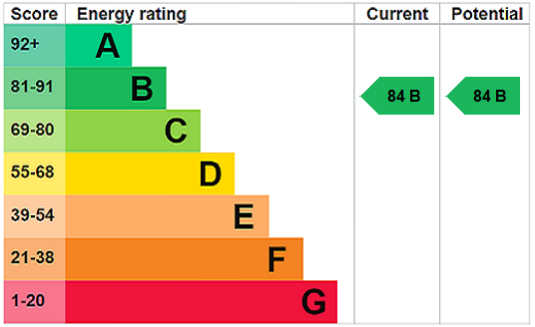
- Stylish One Bedroom Apartment
- 600 Square Feet (Approx.)
- Ninth Floor
- South & East Aspect
- Private Balcony
- Communal Roof Terrace
- Southall Station (Elizabeth Line)
- 990 Year Lease Remaining

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£300,000
Tenure:	Leasehold Expires 31/12/3016 Approximately 990 Years Remaining
Ground Rent:	£345.00 (per annum) For the year of 2026
Service Charge:	£3,026.04 (per annum) For the year of 2026

Viewings:

All viewings are by appointment only through our Southall Office.

Our reference: NIN260108

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