



25 Swan Road | | Southall | UB1 3JT

£274,950

A two bedroom split level purpose built flat, offered with no onward chain and ideal for a first time buyer. Boasting generous spacious living features throughout the property is arranged over two floors, offering a downstairs WC, kitchen area, lounge, two larger than average bedrooms and a three piece bathroom suite. Located near local schools, shops and bus stops.

Tenure

Leasehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Contact Details

10 Central Parade

New Heston Road

Heston

Middlesex

TW5 0LH

020 8570 7258

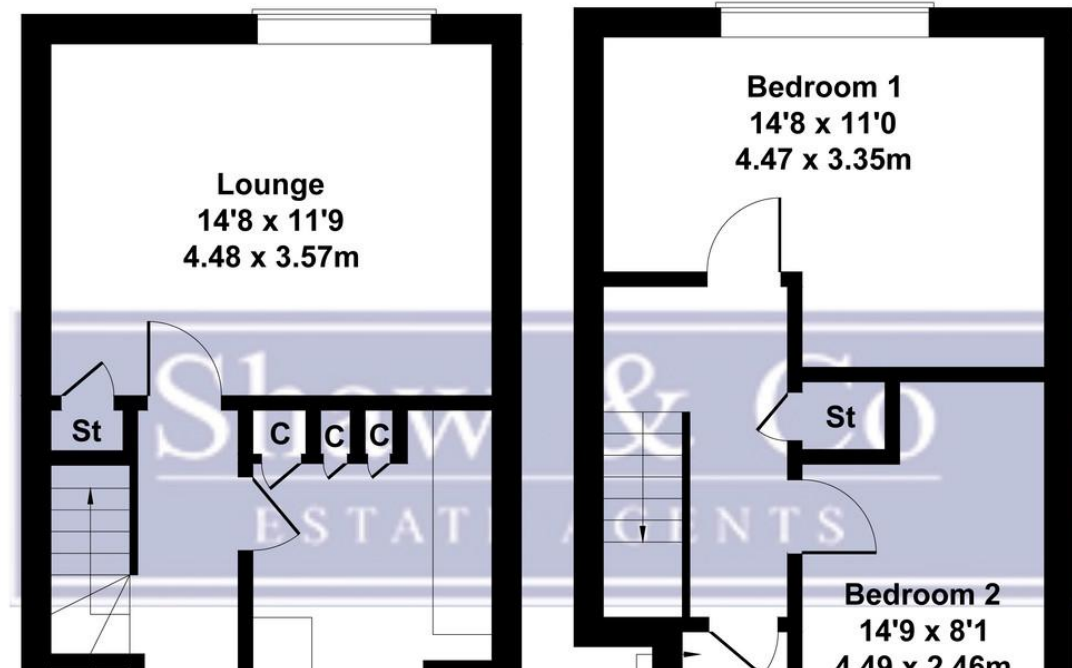
heston@shawandcoestates.com

www.shawandcoestates.com



Swan Road, Southall

Approximate Gross Internal Area
1482 sq ft - 68 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | | |
| 39-54 | E | 54 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements