



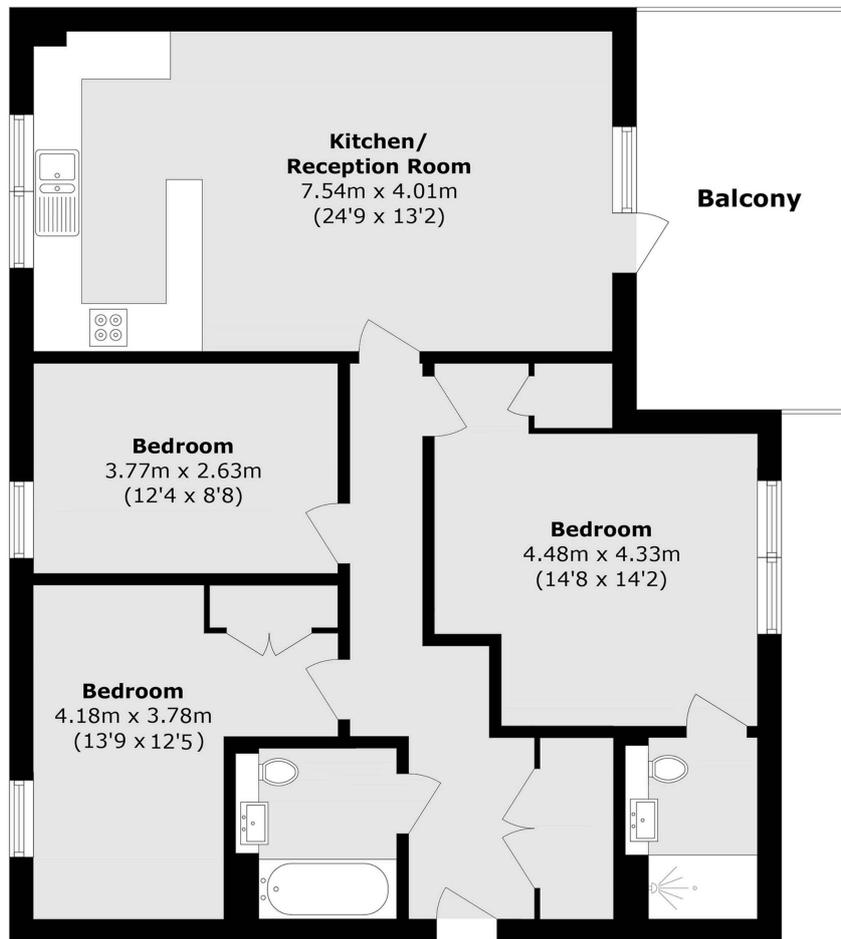
## Samuelson House Merrick Road, Southall, UB2 4WS.

£515,000

Three-bed apartment featuring a open-plan kitchen/reception room, two double bedrooms, third bedroom, family bathroom and en-suite room.

Moments from Southall Station and Elizabeth Line, offering links to London and Heathrow Airport, with shops, schools and parks nearby.

Open Kitchen/Reception/Diner, Storage Cupboard, Parking Bay, Private Balcony , Communal Roof Garden , Lease 991 Years Remaining



Total area (approx.): 93.2 sq. m (1003.2 sq. ft)

Balcony area (approx.): 12.0 sq. m (129.2 sq. ft)

David Conway  
269 Northolt Road  
London, HA2 8HS  
020 8422 5222  
info@davidconway.co.uk

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.