



## MERRICK ROAD, SOUTHALL, UB2

£1,500

Goldman Greg are delighted to present this bright and spacious one bedroom apartment, located on the fifth floor of a new build development, just moments from the Elizabeth Line.

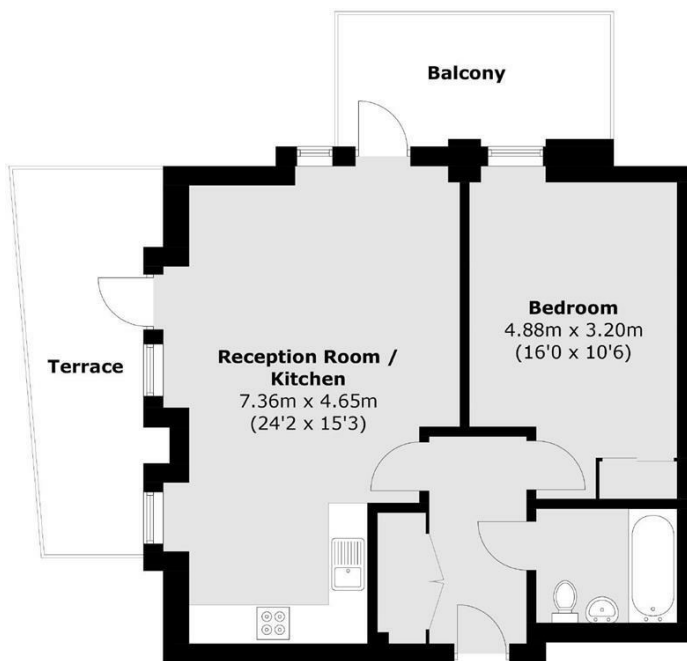
The property comprises an open plan reception area, fully integrated kitchen, large private balcony, sleek modern bathroom and a double bedroom with ample storage throughout.

Other benefits include a 24-hour concierge, large communal roof gardens, as well as an internal courtyard, lift access and a secure video phone entry system.

Perfectly situated just a 5-minute walk from Southall station, 12-minutes from Paddington on the Elizabeth line. Southall is renowned for its colourful markets, green spaces and walking distance to the redeveloped canal walk.



Goldman Greg



Total area (approx.): 55.3 sq. m (595.2 sq. ft)  
Balcony / Terrace : 19.7 sq. m (212.0 sq. ft)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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