



**Shaw  
& Co**  
ESTATE  
AGENTS

ASKING PRICE

**£199,950**

**Canalside Gardens**

Southall, UB2 5TJ

**Shaw  
& Co**

## PROPERTY SUMMARY

Situated on the fourth floor, this well maintained apartment offers comfortable living with the added benefit of a private balcony overlooking the canal , providing a peaceful outlook.

The property boasts a generous double bedroom and an open plan kitchen & reception area, along with a stylish bathroom.

Further benefits include an allocated parking space. Ideally located just moments from Southall King Street, the property enjoys easy access to a vibrant mix of community shops, cafes and restaurants. Southall station is also nearby offering excellent transport links for commuters.

Viewing highly recommended.

Tenure: Leasehold 107 Years

Annual Ground Rent: £150.00

Annual Service Charge: £3,245.00 (Service Charge Includes Heating & Hot Water).

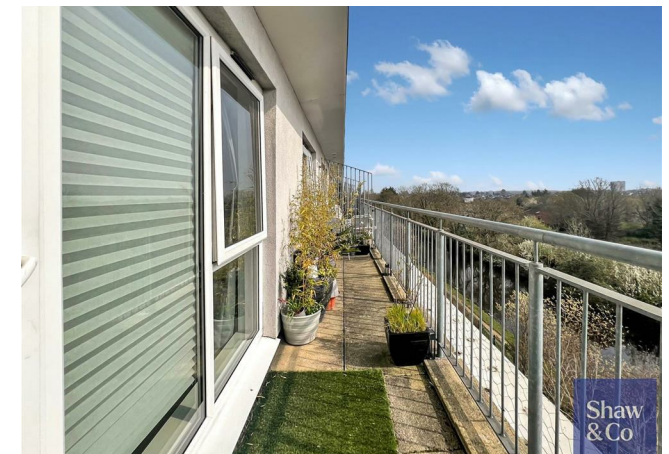
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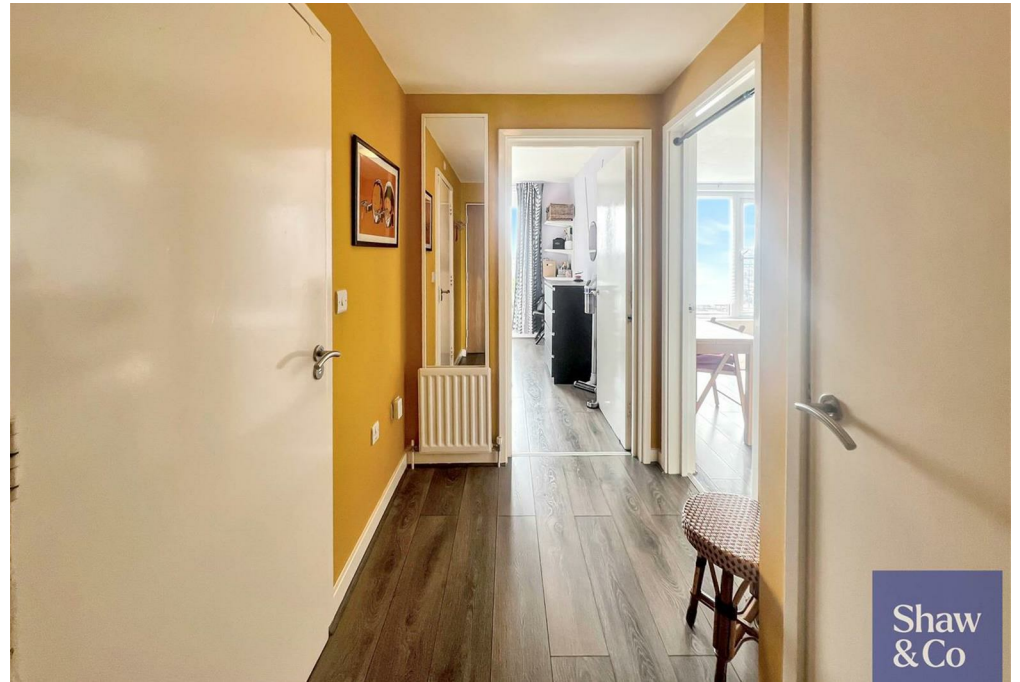


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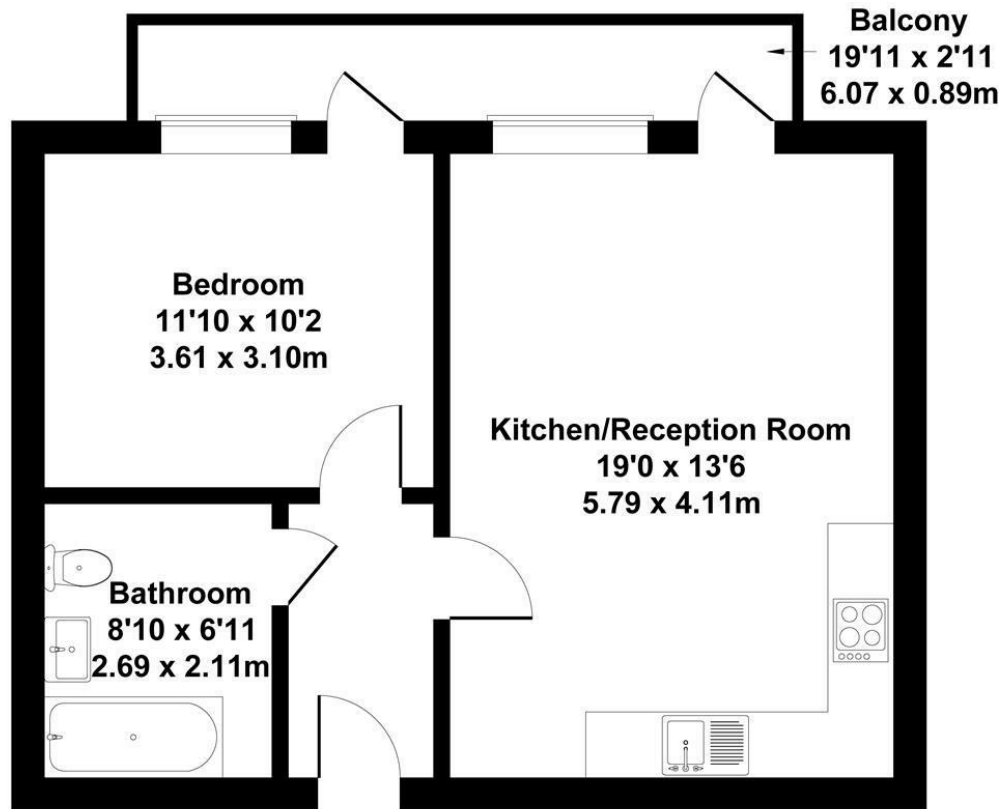
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# Canalside Gardens, Southall

Approximate Gross Internal Area  
491 sq ft - 46 sq m



Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**

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**LOCAL AUTHORITY**  
Ealing London Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(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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