

**Shaw  
& Co**  
ESTATE  
AGENTS

**£385,000**

**Rectory Road**

Southall, UB2 4EN



## PROPERTY SUMMARY

Shaw & Co are delighted to present this exceptional two bedroom ground floor flat positioned within Kendra Court, Southall. This elegant home, built in 2020 and held on a Share of Freehold has been meticulously maintained and showcases modern living at it's finest.

Upon entering , you are welcomed into a beautifully designed open plan living and kitchen space finished with integrated appliances. The layout invites natural light throughout, enhancing a sense of openness. The property offers two generously sized double bedrooms each complete with fitted wardrobes. Outside ,the property boasts a front and rear garden, perfect for relaxation.

Situated in a prime pocket of Southall, Kendra Court enjoys access to superb transport connections. Southall Station served by the Elizabeth Line, provides swift links to Central London, Heathrow & beyond. A short stroll brings you to Southall Broadway, celebrated for its vibrant mix of restaurants, shops & supermarkets. Viewings are Highly Recommended.

Tenure: Share Of Freehold

Annual Service Charge: £2096.18 (Includes Building Insurance)

Annual Ground: Nil

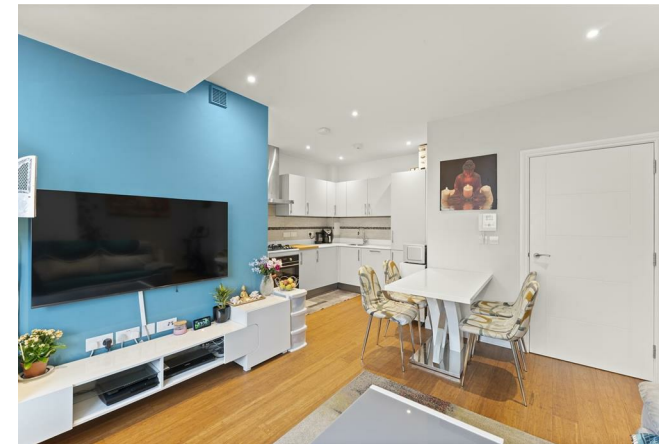
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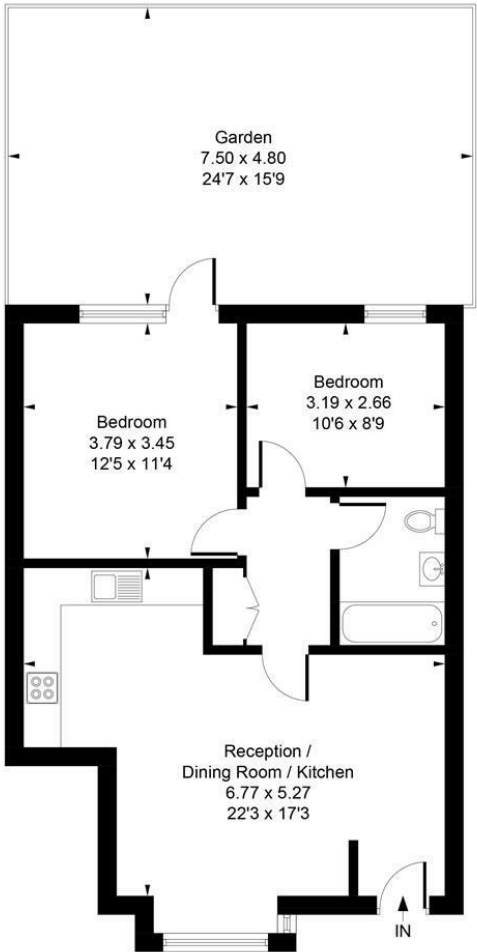








Approximate Gross Internal Area  
60.84 sq m / 655 sq ft



**Ground Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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**LOCAL AUTHORITY**  
Ealind

**TENURE**  
Leasehold - Share of Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

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