

AKS  
ESTATES



## 19-21 Western Road Southall

£229,950

Leasehold

A fantastic opportunity to purchase a chain-free, modern one-bedroom bright corner second-floor flat in the vibrant area of Southall, ideally suited for young professionals, couple with kids or first-time buyers looking for excellent transport connections and convenient local amenities.

The property offers well-designed living space, comprising a bright reception room with dual North & East facing triple-glazed windows pouring Natural Sun light into living space, well-proportioned double bedroom with built in mirror wardrobe with storage, a modern kitchen with fully integrated appliances, and a contemporary bathroom with heated towel rail and ventilation. The flat is enhanced by underfloor heating and video entry system. The development was built around 10 years ago and benefits from a strong EPC rating of B, helping to maintain energy efficiency.

Residents enjoy access to a south facing communal garden and a cycle room that provides secure bike storage, while street parking is available nearby.

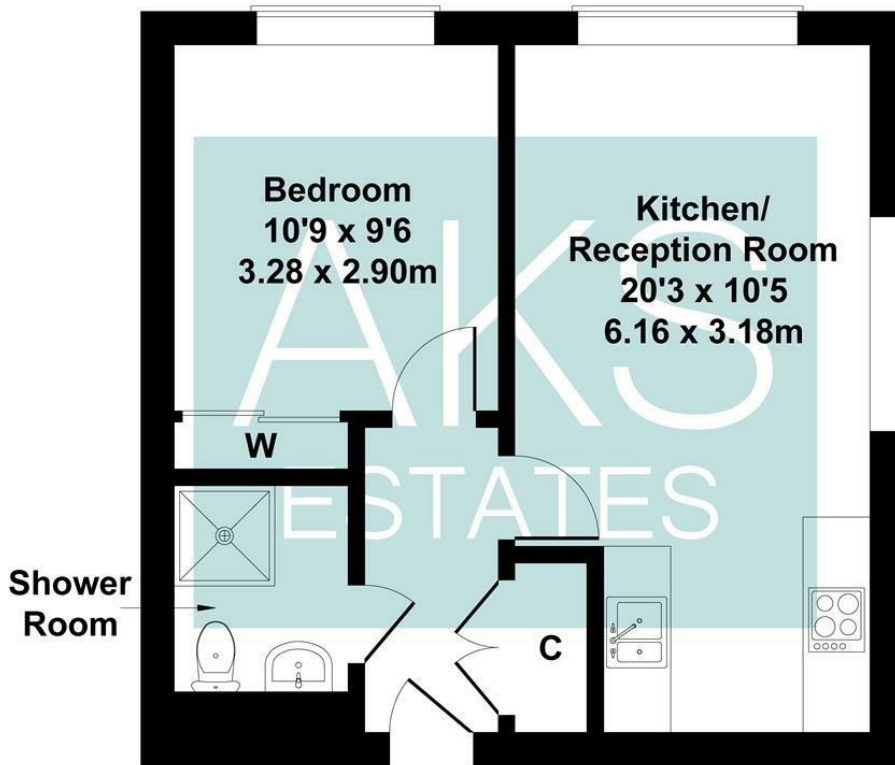
The key advantage of this property is - lots of natural lights, airy, corner flat, more windows & its excellent connectivity. The flat is just 10 minutes' walk from Southall railway station, providing fast connections via the Elizabeth Line to Central London in 15 minutes, Heathrow Airport in 10 minutes, Canary Wharf and beyond. Road connectivity to M4 and M25 is excellent.

The property is surrounded by a wide range of local amenities including a Public Library, Gym, Schools (from Primary to High School reach out within 5 minutes walk), Tesco Express, Restaurants, Café, Sports centres, Scenic Canal walks, Costco, David Lloyd Club and healthcare services like GP just 2 minutes away. A variety of places of worship including Temples, Gurudwaras, Churches and Mosques are also located nearby, reflecting the vibrant and diverse community of Southall.



# Western Road, Southall

Approximate Gross Internal Area  
409 sq ft - 38 sq m



## SECOND FLOOR

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



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