



## 19-21 Western Road Southall

£209,950

Leasehold

Nestled on Western Road in Southall, this charming one bedroom top floor flat offers a perfect opportunity for first time buyers seeking a modern and convenient living space. The property is presented in good condition throughout, ensuring a comfortable and inviting atmosphere.

The flat features a well proportioned open plan kitchen/reception room, ideal for relaxation or entertaining guests, alongside a cosy bedroom that provides a peaceful retreat. The bathroom is functional and well maintained, catering to all your daily needs.

One of the standout features of this property is its prime location. Residents will find themselves within walking distance of a variety of local amenities, including shops, cafes, and parks, making everyday errands a breeze. Additionally, the flat is just a short journey from Southall Railway Station, which offers access to the Elizabeth Line, connecting you to central London and beyond with ease.

This property is available with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this flat on Western Road is an excellent choice that combines modern living with convenience.



# Western Road, Southall

Approximate Gross Internal Area  
388 sq ft - 36 sq m



## THIRD 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                                   |         |                         |
| (69-80) C                                   | 80      | 80                      |
| (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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