

Penbury Road, Southall, UB2 5RX  
£1,000 Per Calendar Month  
Council Tax Band: A



A charming one-bedroom first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. **\*\*PLEASE NOTE this property is offered for £1150.00PCM INCLUSIVE of Gas, Electric, & Water ONLY \*\*£1000.00PCM represents the approximate exclusive price\*\***

Upon entering, you are welcomed into a cosy lounge and dining area, perfect for relaxation or entertaining guests. The well-appointed kitchen is adjacent, providing a functional space for culinary pursuits. The double bedroom offers a peaceful retreat, while the three-piece bathroom ensures all essential amenities are readily available.

This flat is particularly appealing as it comes with the added benefit of inclusive gas, electric, and water bills, simplifying your monthly expenses. The property is equipped with gas central heating and double-glazed windows, ensuring warmth and comfort throughout the year.

Situated in a popular residential location, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and parks. Excellent transport links further enhance the appeal, making commuting to central London and beyond a breeze.

Additionally, the property boasts access to a communal garden area, providing a lovely outdoor space to unwind. This flat is a perfect blend of comfort, convenience, and community, making it an ideal choice for those looking to rent in Southall. Don't miss the chance to make this delightful flat your new home.

EPC: rating D  
 Council Tax Band A: (Approx £1393.67 PA)  
 Tenancy Deposit 5 weeks: (approx £1153.00 Based on a rental of £1000PCM)



**Open House London**



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>	<b>66</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	