



**£250,000**

**Cubitt Square, Southall, UB2**



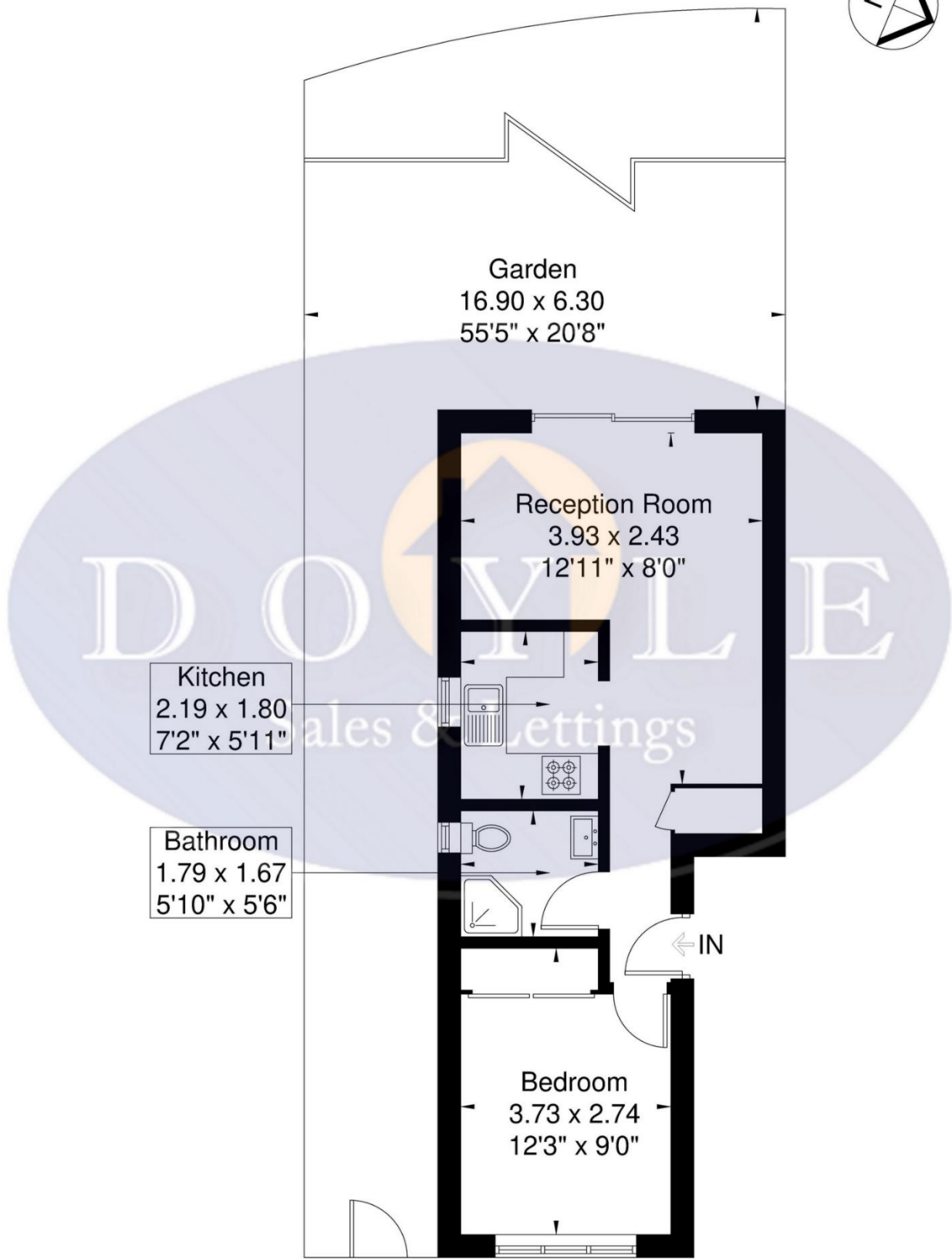
- One Double Bedroom
- Large Private Garden
- Ground Floor
- Close To Crossrail
- Off Street Parking
- Chain Free

A chain free, one double bedroom, ground floor, garden flat, with parking, located in a small and quiet development on the borders of Hanwell. The property comprises reception room, double bedroom, separate kitchen, bathroom and direct access to large private mature garden with side access. Further benefits with the property include long lease, off street parking (not allocated) and is offered with no onward chain. Close to local shops, transport links, the Grand Union Canal, the open spaces of Norwood Green and within walking distance of Hanwell station and the much anticipated Crossrail.



# Cubbit Square UB2 4UA

Approximate Gross Internal Area = 35.1 sq m / 377 sq ft

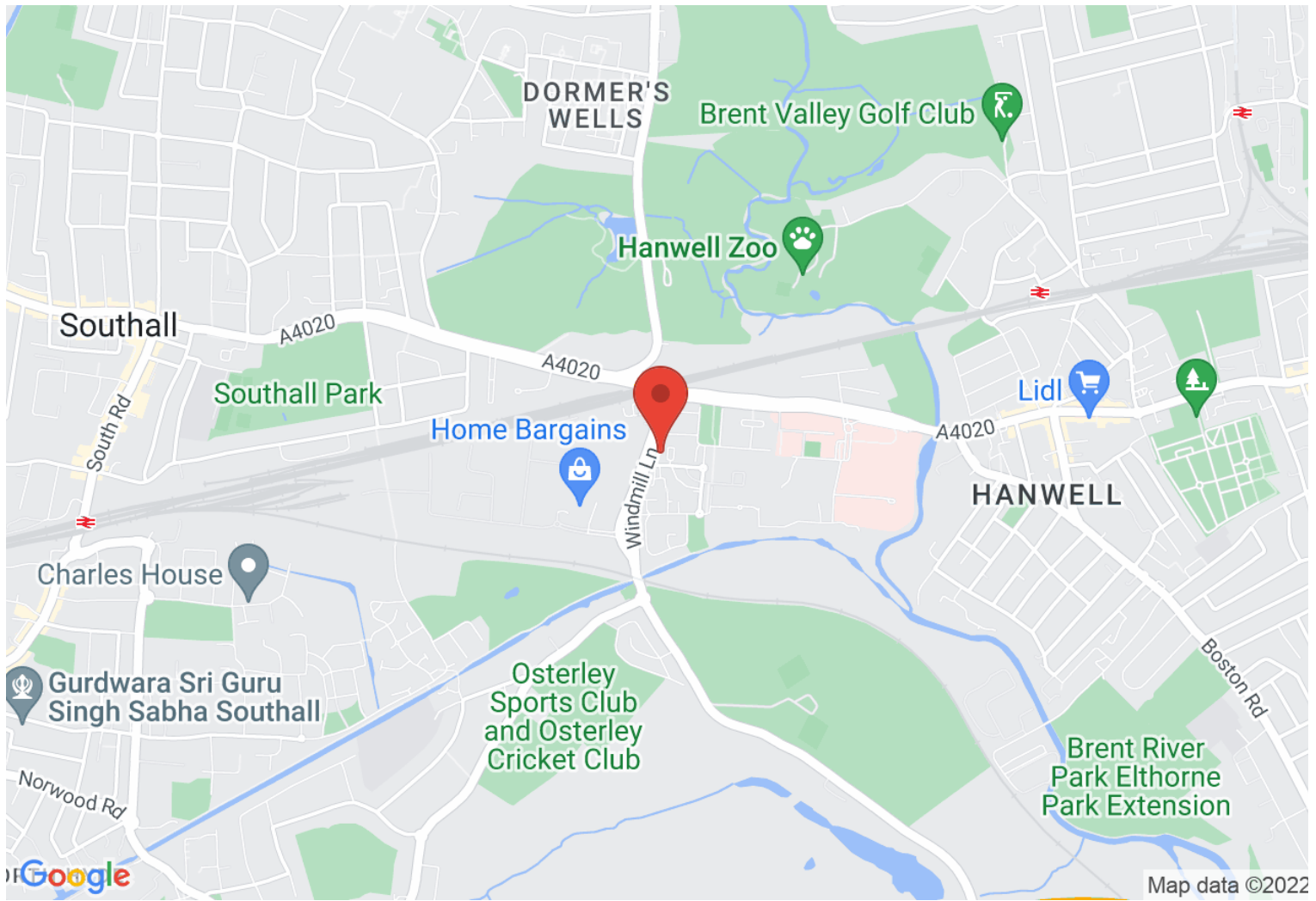


## Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.

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## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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## EPC Graph

