



**Mark Close, Southall, UB1 3QJ**  
**Offers In The Region Of £385,000**

A well-presented and spacious two-bedroom ground floor apartment, ideally situated in this popular and convenient location with easy access to Southall train station, local shops, and further transport links. The accommodation comprises a generously sized lounge, a modern fitted kitchen, two double bedrooms, and a family bathroom. Additional benefits include mostly double-glazed windows, central heating, and a private garden. Offered to the market with no onward chain, this property is an excellent opportunity and early viewings are highly recommended.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

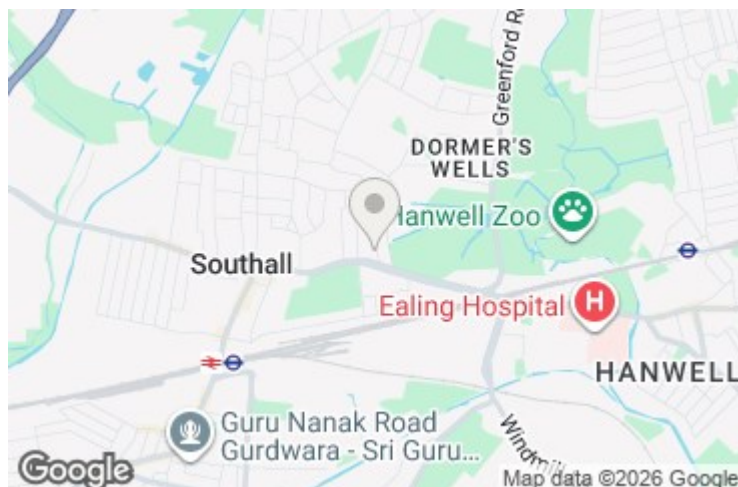


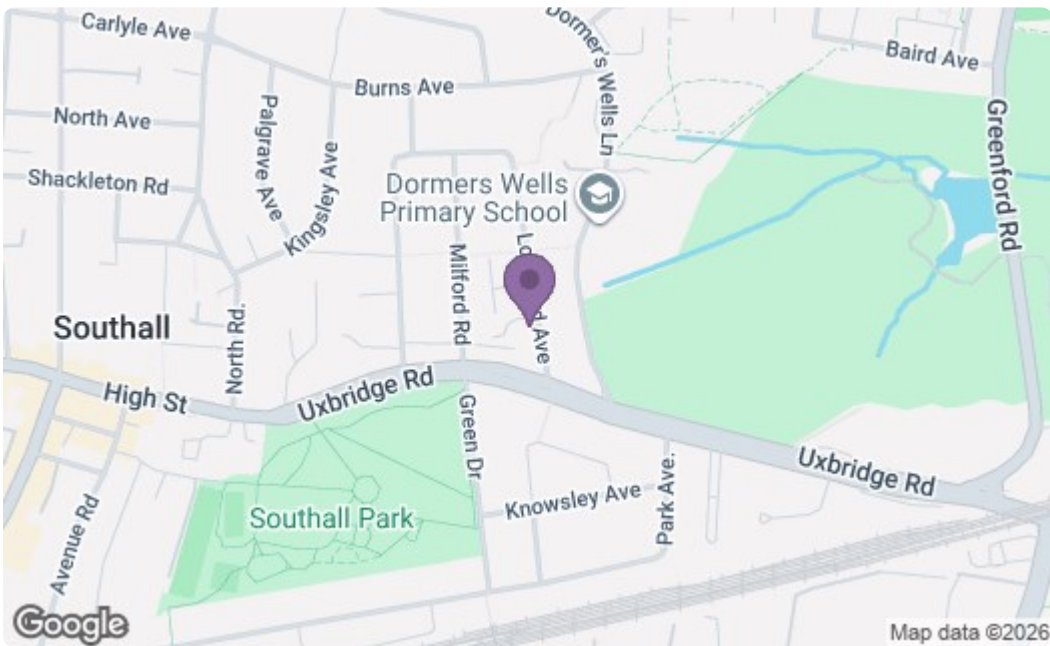




Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

We understand that the property may be subject to a service charge and/or maintenance charge but have not been able to verify the terms and conditions. We advise that all interested parties should obtain verification and confirmation of any charges through their solicitors or surveyor.





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>			
(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 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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