



**Green Drive, Southall
UB1 3AY**

**£1,850 Per Month
EPC Current Band: C**

DEPOSIT ALTERNATIVE AVAILABLE

A stunning newly built flat located on Green Drive, Southall.

This immaculate property boasts a private entrance, ensuring a sense of exclusivity. Upon entry, you will find a spacious lounge-kitchen that serves as the perfect space for relaxation or entertaining guests. The flat also features two spacious double bedrooms and an ultra-contemporary shower suite.

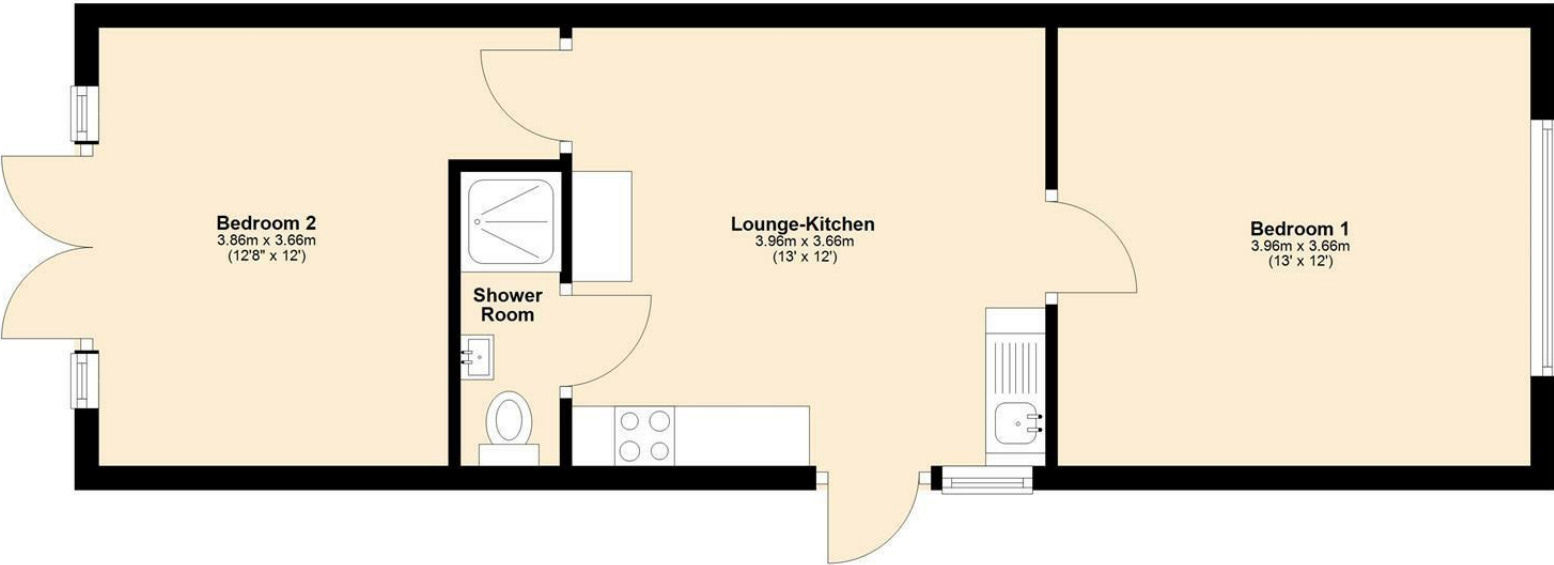
One of the standout features of this property is the private terrace, which offers a delightful outdoor space to enjoy making a wonderful addition to your living experience. With its design and high standard finishing, this property would be perfect for couples or a small family.

COUNCIL TAX: TBC

HOLDING RETAINER (equivalent to one weeks rental) £420



Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 78 | 78 |
| | EU Directive 2002/91/EC | | |

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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.