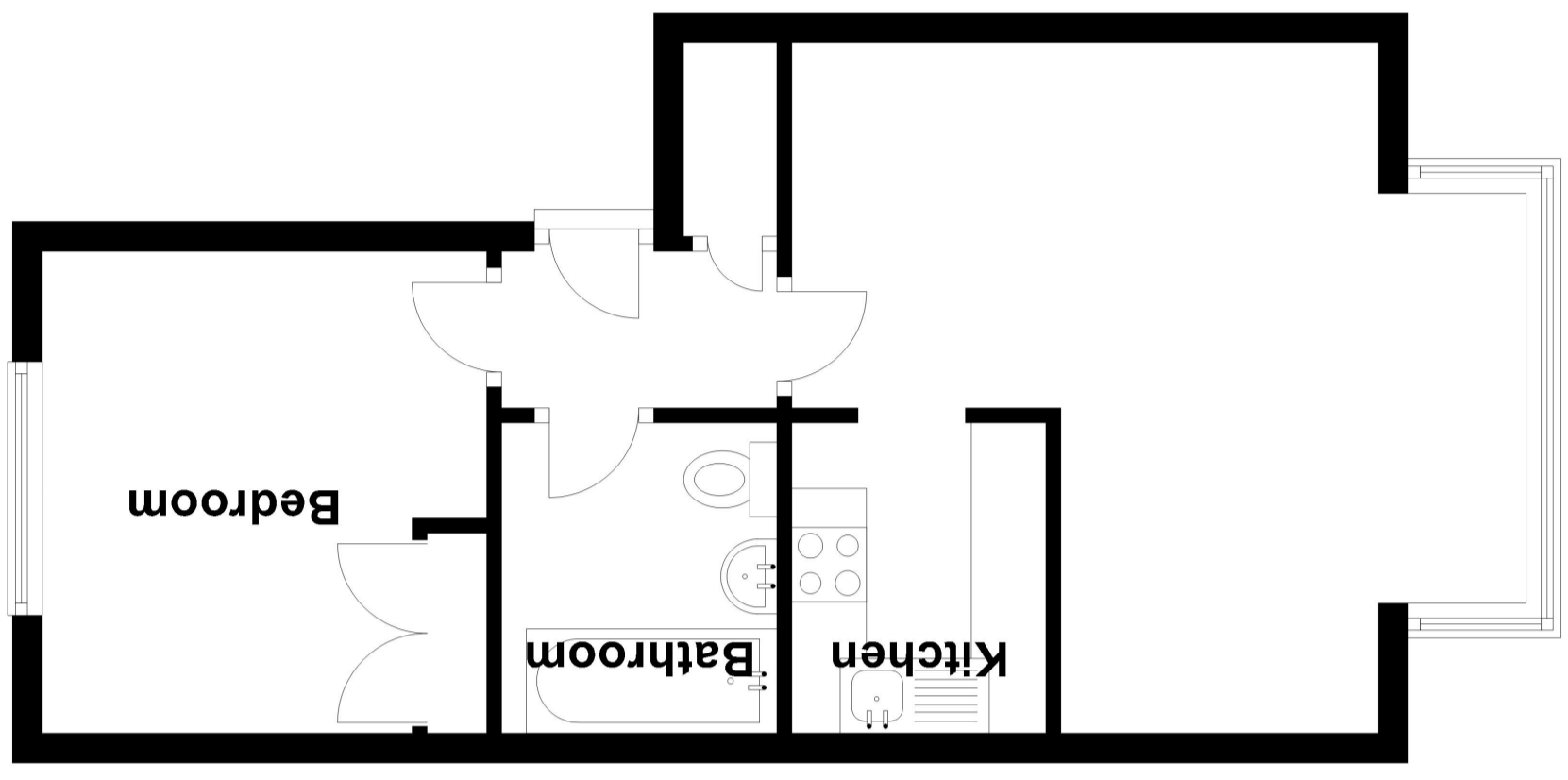


Energy Efficiency Rating	
Current	Potential
74	82
Very energy efficient - lower running costs A (92 to 100) B (81 to 91) C (69 to 80) D (55 to 68) E (39 to 54) F (21 to 38) G (1 to 20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Wales & N.Ireland	

Total area: approx. 36.8 sq. metres (396.2 sq. feet)



**Second Floor**  
 Approx. 36.8 sq. metres (396.2 sq. feet)



6 Cubitt Square, Southall, Greater London. UB2 4UA.

£250,000



An exceptional spacious one bedroom flat hidden away in a quiet close on the Hanwell/Southall borders. The property comes with a long list of benefits including a a long lease of over 160 years, security entry and double glazed windows to name a few. The property briefly consists of auspicious bedroom with fitted wardrobes, large lounge/diner and fitted kitchen and modern bathroom. Very good bus links to Southall, Hanwell and Ealing shopping facilities, also easy access to the A40 and M4 for commuting into and out of London.

The property is currently let out till January 2023 at a monthly rent of £1030.

### Reception

15' 2" x 12' 11" (4.62m x 3.94m) Front aspect double glazed window, laminate floor

### Kitchen

Range of eye and base level units, single drainer sink, electric hob with oven under and extractor over

### Bedroom

10' 7" x 9' 0" (3.23m x 2.74m) Front aspect double glazed window, fitted wardrobes, laminate floor

### Bathroom

Panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin

