



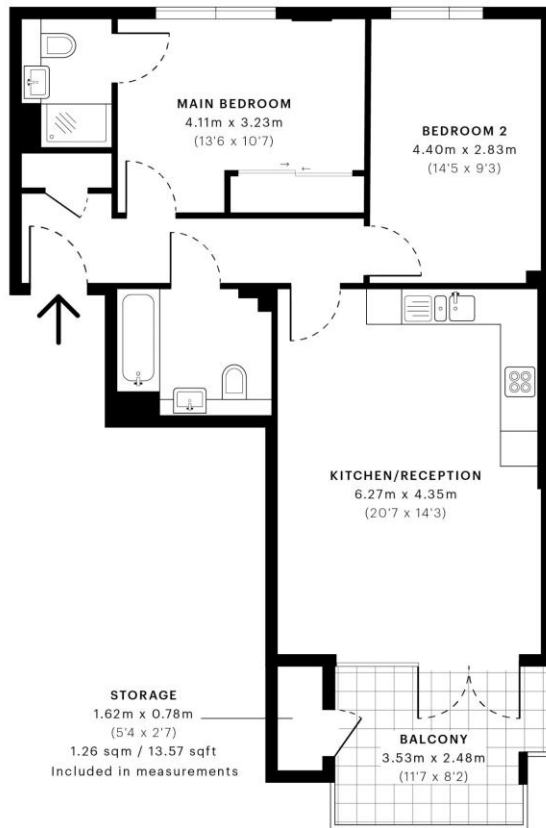
£380,000 Leasehold

Rudderstock House, Havelock Road, London, UB2

MODERN APARTMENT!! Built in 2019, Simple Estate Agents present to the market this modern two bed two bat first floor apartment in this great area in Southall close to the Grand Union Canal. The property benefits from telephone entry system, open plan lounge/kitchen, two double bedrooms, two bathroom/shower rooms and views over the grand union canal to name a few. The property is located a short walk to bus stops, local shops and Southall Station (Crossrail). Being located in great area this would make a great home for the right family, call and book your viewing in asap...

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— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
71.93 sqm / 774.25 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
67.68 sqm / 728.50 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
8.15 sqm / 87.73 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.80 sqm / 858.96 sqft
IPMS 3C RESIDENTIAL 77.52 sqm / 834.42 sqft

spec id: 6168429c917c1d0de073dbf6



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 25 s (266 ft) Take Pump Ln, The Pkwy/A312 and Western Rd to Guru Nanak Rd/Havelock Rd. in Southall 10 min (2.7 mi) Follow Havelock Rd. to Lockwood Rd/Wylie Rd 5 min (0.7 mi) UB2 4GG Southall

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.