

KENDRA COURT
Rectory Road, Southall, UB1



RUBYSTONE
ESTATES



FOR SALE

52 sq m²
110 year lease remaining

£325,000



1 bed



1 bath



1 reception

This is a rare opportunity to acquire a beautifully situated second-floor apartment in a high-quality West London setting. With access to all the amenities of Southall, great transport links via the Elizabeth Line and London Heathrow, this flat stands out.

Location:

Situated on the bustling Norwood Road, this property is situated within in walking distance of the local parks and canal walks.

Excellent access to transport: within a short walk of Southall Station (Elizabeth Line) and good links to the A4/M4 for central London or Heathrow.

Local amenities are plentiful: local shops, cafés, restaurants on nearby Southall High Street.

According to area-insight data, this postcode boasts a high level of professional occupations, good schooling catchment and low crime.

Description:

Second-floor position offering excellent light and outlook.

Well sized bedroom, bathroom and kitchen diner.

Living room access to the balcony offering outstanding views over Norwood Road, perfect for relaxing or entertaining.

Secure resident block, well maintained, and set in a peaceful setting whilst being walking distance from buses and trains, with routes across London and London Heathrow Airport.

Accommodation & Specification:

Second-floor flat offering a substantial bedroom, well maintained bathroom, well-equipped kitchen and diner.

Communal roof terrace overlooking garden/park.

Secure access, well-maintained communal parts.

Ideally suited to a professional couple, small family or commuters seeking a premium West London base.

CONTACT

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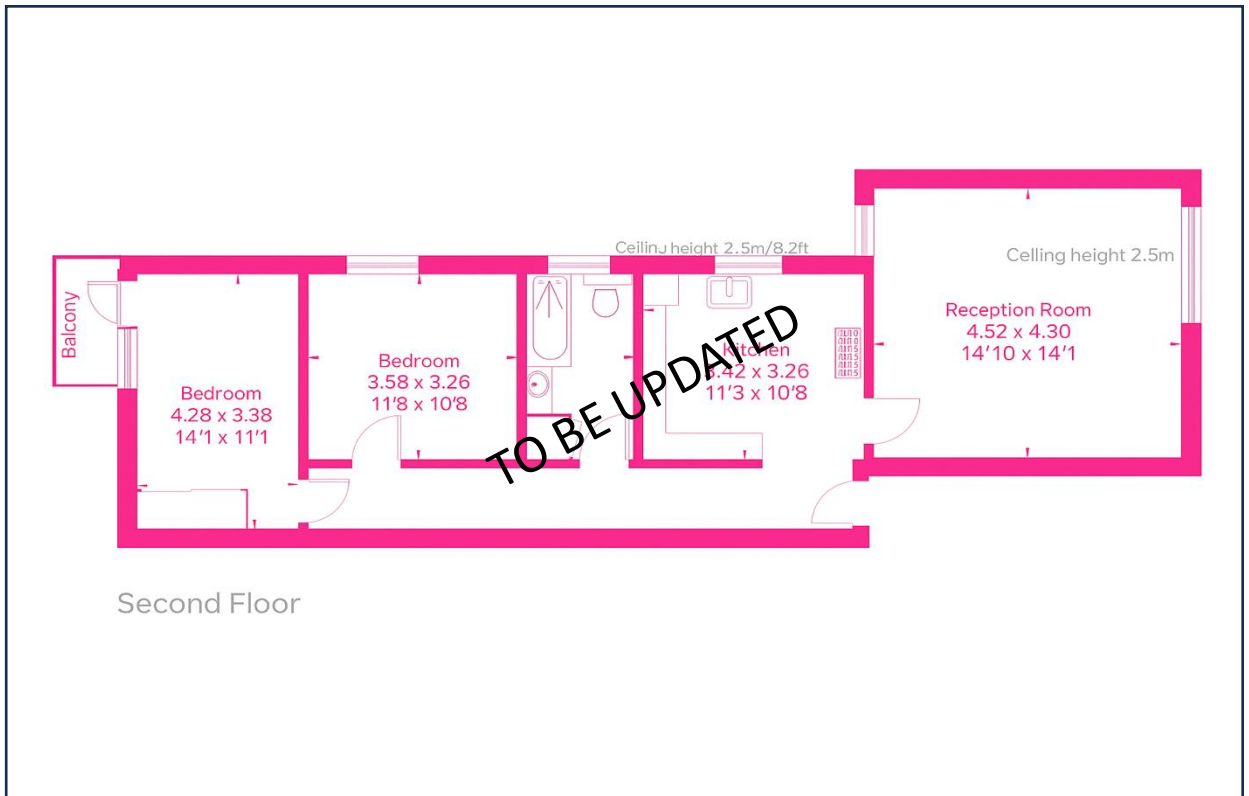
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All measurements, areas, and distances are approximate. The information, photographs, and plans provided are for general guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning permissions, building regulation approvals, or other statutory consents. The agents have not tested any services, equipment, or facilities. **Prospective purchasers or tenants must satisfy themselves** as to the accuracy of all information through inspection or other means.



Floorplan



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		