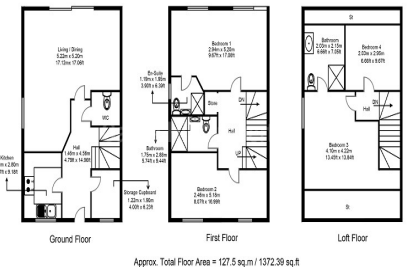


Langstone Mews,  
Southall,  
Greater London.  
UB1

525,000



- Exclusive brand new 4 bedroom mid-terraced house
- Stylish fitted contemporary kitchen
- Integrated appliances
- Set within a gated development
- Fittings of a high standard
- Centrally located to schools & transport links
- New build
- Garden with part patio
- Walking distance to the new Crossrail line providing faster routes into London

Ref: PRA10670

Viewing Instructions: Strictly By Appointment Only

# General Description

A contemporary brand new 4 bedroom mid terraced family house set within a gated development. The property has been well designed & built with the family lifestyle in mind, blending the latest modern styling with some traditional touches.

The property includes a fully integrated kitchen, large rear garden with part patio and grass, off street parking, en-suites to the main bedrooms, wood flooring and modern bathroom.

The property is conveniently placed with easy access to central Southall and within 15 minutes by foot to Southall station which is part of Cross rail providing efficient routes into London. Viewings are highly recommended.

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## Accommodation

### Services

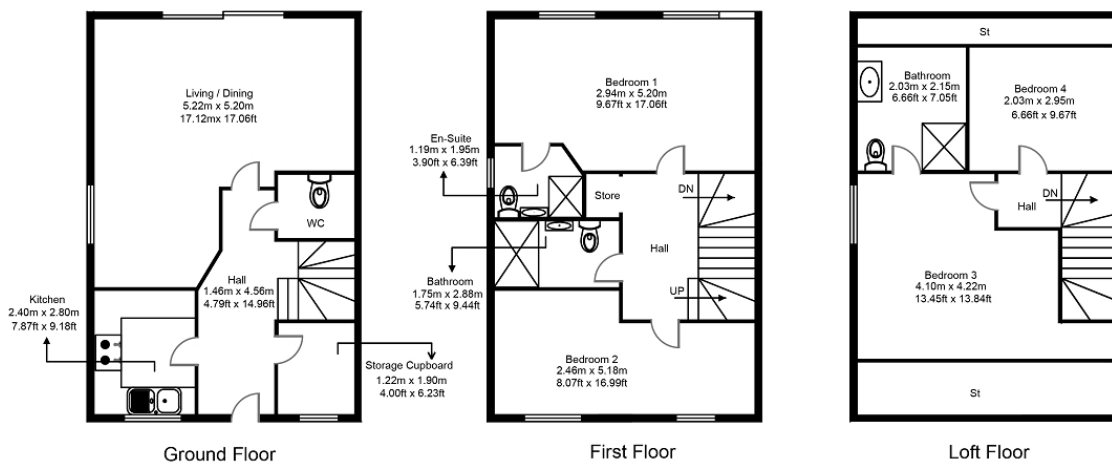
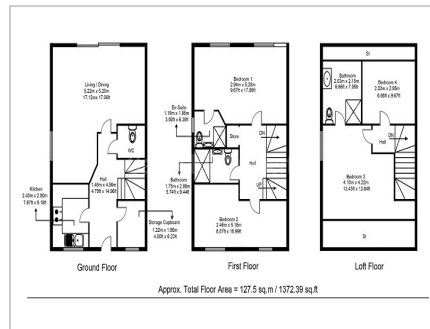
### Tenure

We are informed that the tenure is Freehold

### Council Tax

Band Not Specified

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

*any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*