



Samara Drive, Southall, UB1

Offers Over: £375,000

 Benham
& Reeves

Samara Drive, Southall, UB1

🏠 2 Bedroom (s) 🚿 2 Bathroom (s) 🔑 Leasehold

****Secure Car Parking Space Included**** This stylish apartment located on the ground floor boasts an open plan kitchen offering ample storage and integrated appliances, with the reception room flooded with natural sunlight from its south facing aspect. Both bedrooms are carpeted and well sized, with the principle bedroom having the added luxury of integrated wardrobes and ensuite shower room. Further benefits of this immaculate apartment include a family bathroom suite, utility and storage cupboard, and a private south facing patio.

Newell House is part of the Green Quarter which has extensive grounds including attractive water features, areas of lawn and an abundance of trees and plant-life. There is also a café, gastro pub, tree nursery, playground and padel courts to be found on-site, within the development. Southall Station, for Elizabeth Line services, is only a short walk away. The apartment comes with an allocated space in the underground car park plus use of the secure bike store.

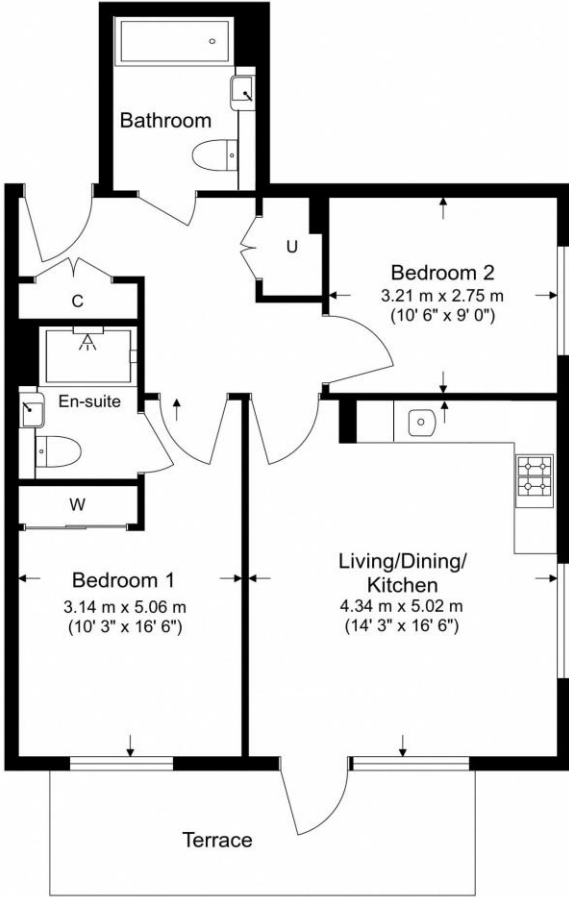




Property Features:

- Secure Car Parking Space Included
- Stylish Ground Floor Apartment
- Two Bedrooms
- Two Bathrooms
- 696 Square Feet (Approx)
- Private South Facing Patio
- Southall Station (Elizabeth Line)
- Onsite Café, Gastro Pub, Playground & Padel Courts

Ground Floor
 Total Gross Internal Area
 64.7 Sq/m - 696 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£375,000
Tenure:	Leasehold Expires 26/12/2266 Approximately 240 Years Remaining
Ground Rent:	£150.00 (per annum) For the year of 2026
Service Charge:	£3,437.52 (per annum) For the year of 2026
Anticipated Rent:	£2,000.00 pcm Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA260057

T: 020 8280 0140

E: ealing.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

