



# MOVE INN ESTATES

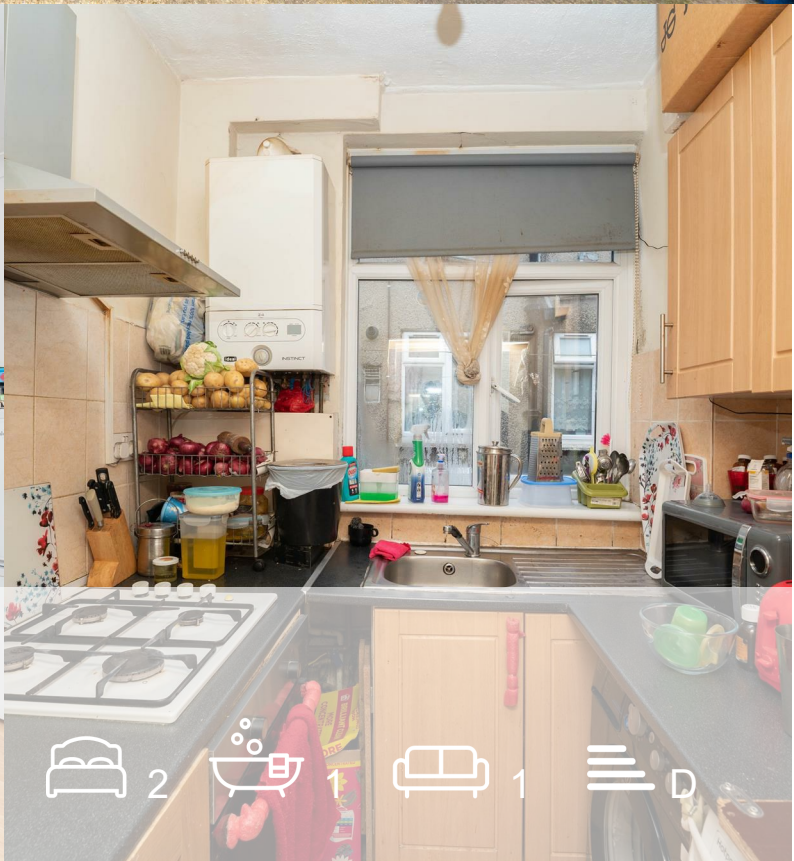
MAKING THE RIGHT MOVE



**Balfour Road**

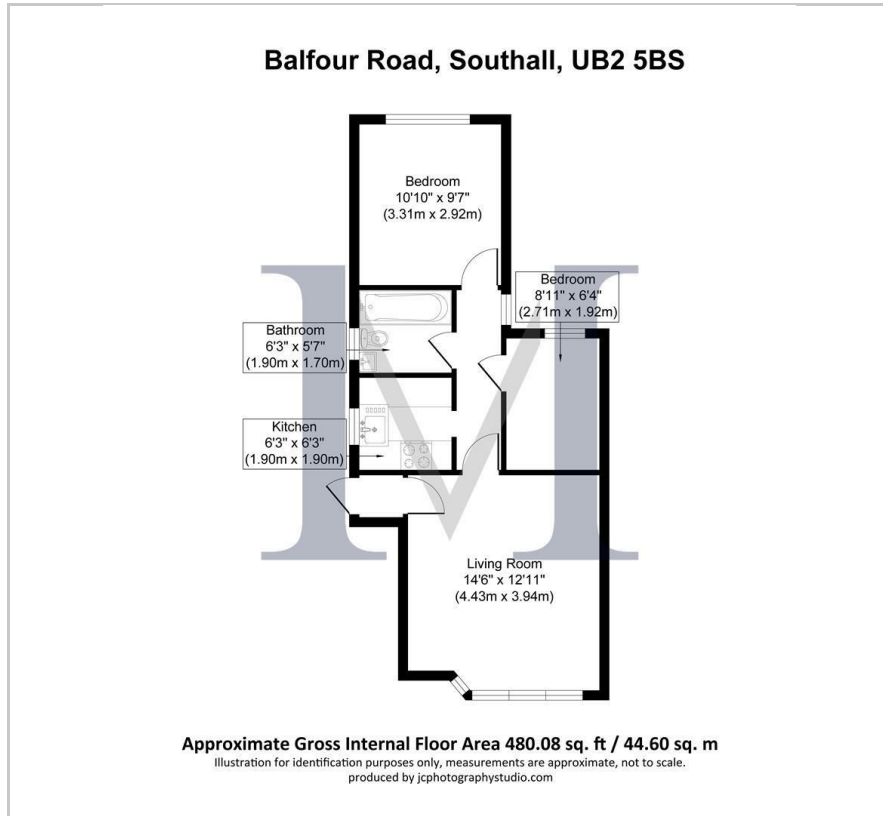
, Southall, UB2 5BS

Asking Price £285,000





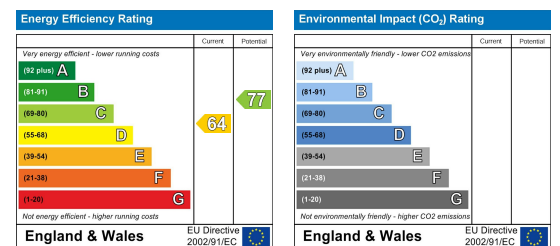
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Chain free
- NO Ground rent
- 925 year lease
- Investment opportunity
- Ground floor maisonette
- NO service charge
- Parking available
- Communal garden



CHAIN FREE and new to the market, we present this two-bedroom, ground-floor maisonette located in the heart of Southall, close to schools, transport links and local shops.

This property comprises of a spacious lounge, kitchen area, two good size bedrooms, and a family bathroom. Further benefits include; off-road parking, a communal garden, and a long lease.

### Property Details:

Lease - 925 years (approx)  
NO ground rent  
NO service charge  
Estimated rental yield - 4.75%

A brilliant opportunity for investors with the up-and-coming Mainline Station (soon to be Crossrail), shops, banks, amenities and bus stops! Good transport links to Central London, Heathrow, M4, M25 and M40! This a brilliant Opportunity for families, commuters, Investors and investors! Highly Recommended! Call now for further details.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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