

## Beaconsfield Road | Southall | UB1 1DR

This end terrace property in Southall UB1, boasting three bedrooms, two reception rooms, a kitchen, and a bathroom, offers a unique canvas for personalization. While the residence requires updating, it serves as an ideal project for those seeking to craft a bespoke living space. The addition of a rear commercial unit amplifies the versatility of this opportunity, opening doors to various potential uses. Appreciate the property's appeal with the convenience of a private garden and on-street parking. Nestled in a strategic location, this residence not only assures a comfortable living space but also holds the promise of a lucrative investment. Seize the opportunity to elevate this property into a desirable and profitable asset within the thriving Southall community. Don't miss out on the chance to customize and capitalize on this prime development opportunity.

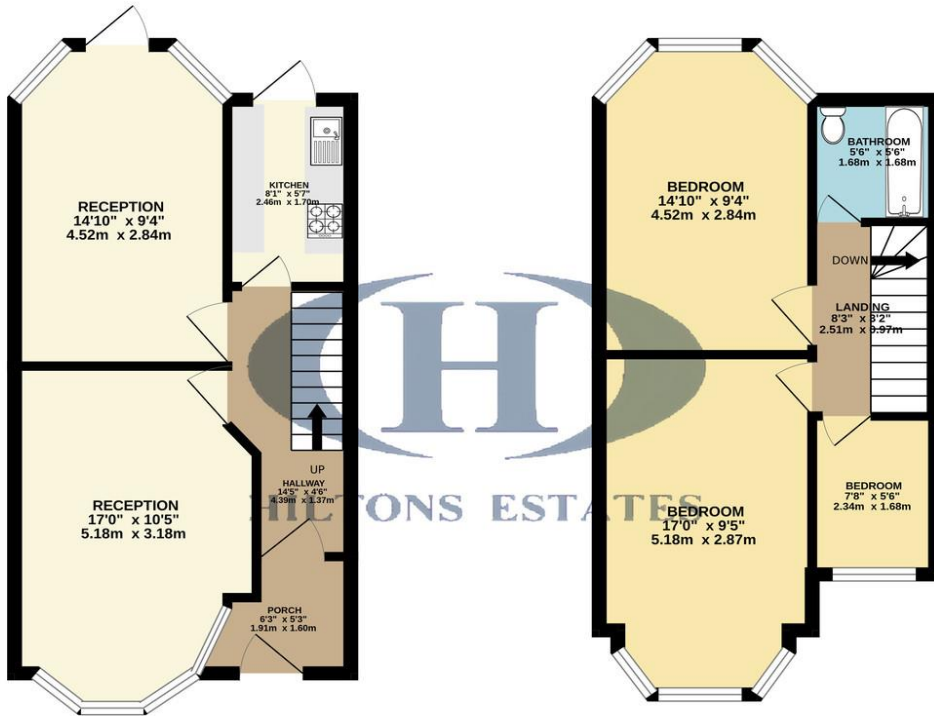
£500,000

- End terrace property in Southall UB1
- Ideal project for customization and personalization
- Prime development opportunity with space for enhancement
- Requires updating, Includes a rear commercial unit for added versatility



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements