







Hiltons brings to the market this Ideally located Second Floor 2 bedroom flat in Southall Broadway, UB1! The property benefits from an entrance hallway leading to a Spacious living room, fully fitted kitchen, bathroom and 2 double bedrooms. This property is a Brilliant Investment Opportunity with a Rental Income £1,500 pcm or ideal for first time buyers!! The property is located on Southall Broadway close to local shops, schools, amenities, and major road connections such as A402, A312, A40, M25 and M4. Bus Links and the British Rail station are within walking distance! Viewings highly recommended. Call NOW for further details! Not to be missed!

Spacious Second Floor flat, Ideally located 2 bedroom flat in Southall Broadway, UB1!

Lease 89 Years, Service Charge-£800pa, Ground Rent-£10pa

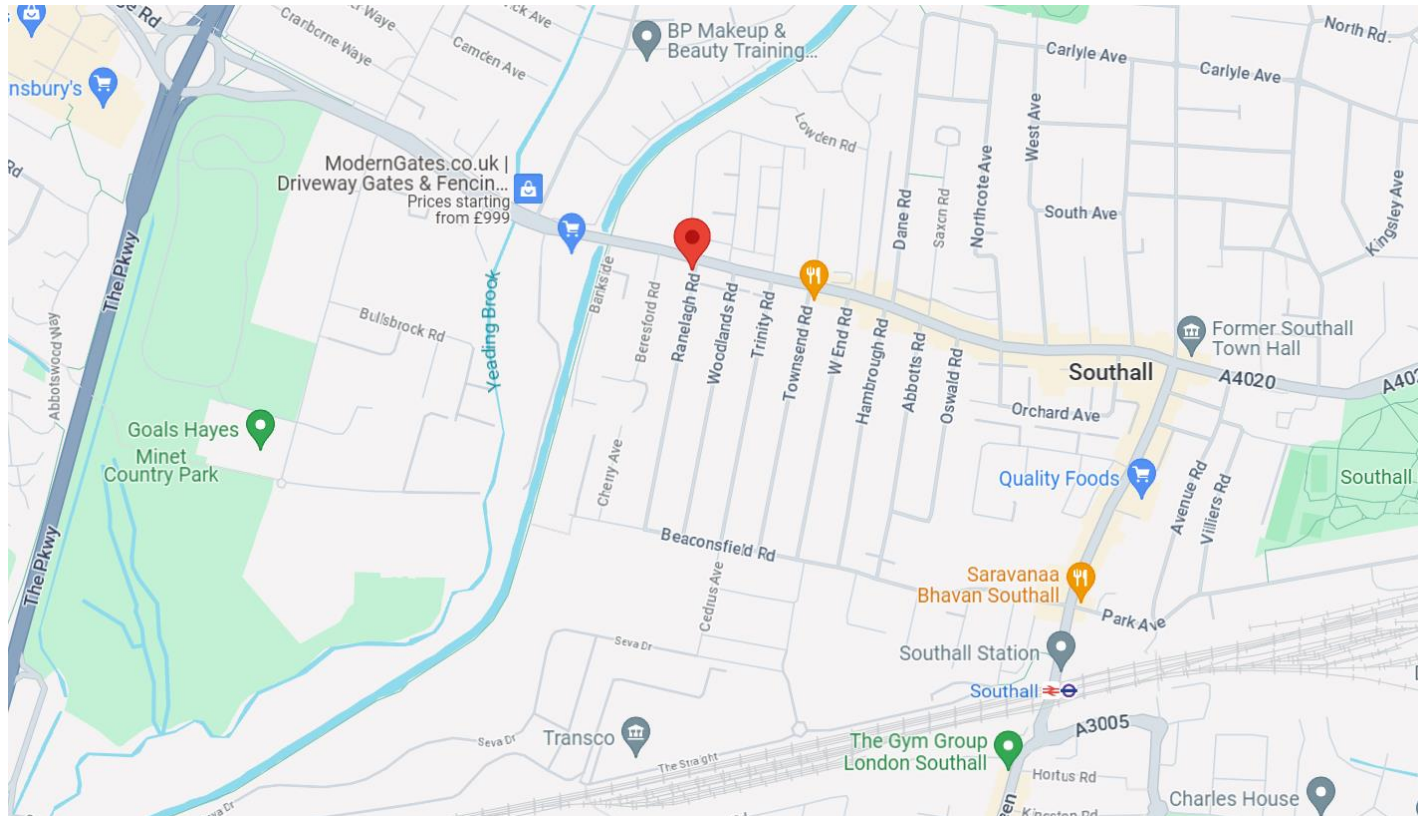
Close to local shops, schools, amenities, and major road connections!

Bus Links and the British Rail station are within walking distance!

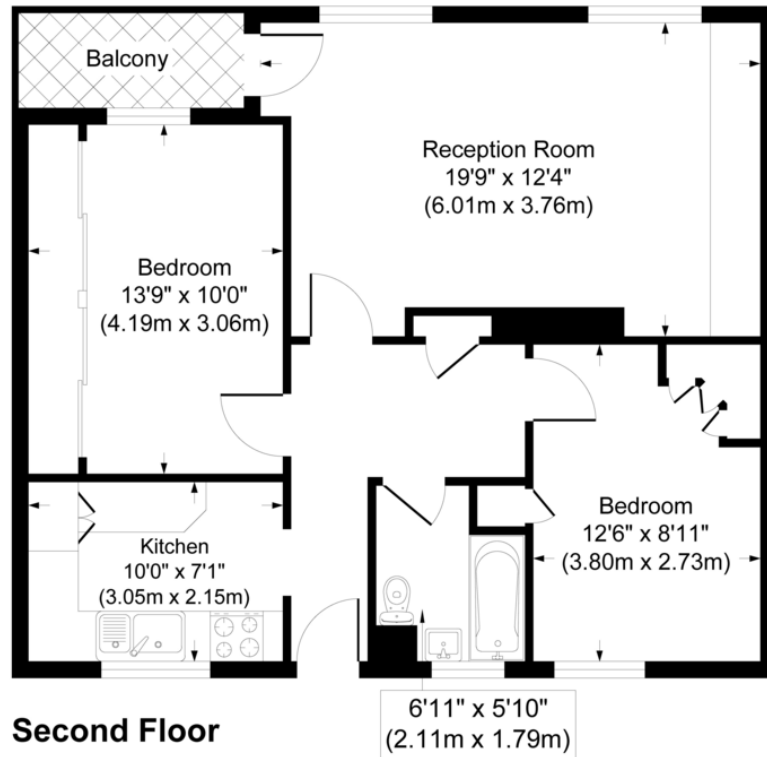
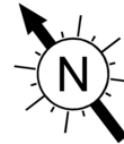
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# Hamblin House, The Broadway, Southall, UB1 1NZ



**Approx. Gross Internal Floor Area 689 sq. ft / 64.00 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		