

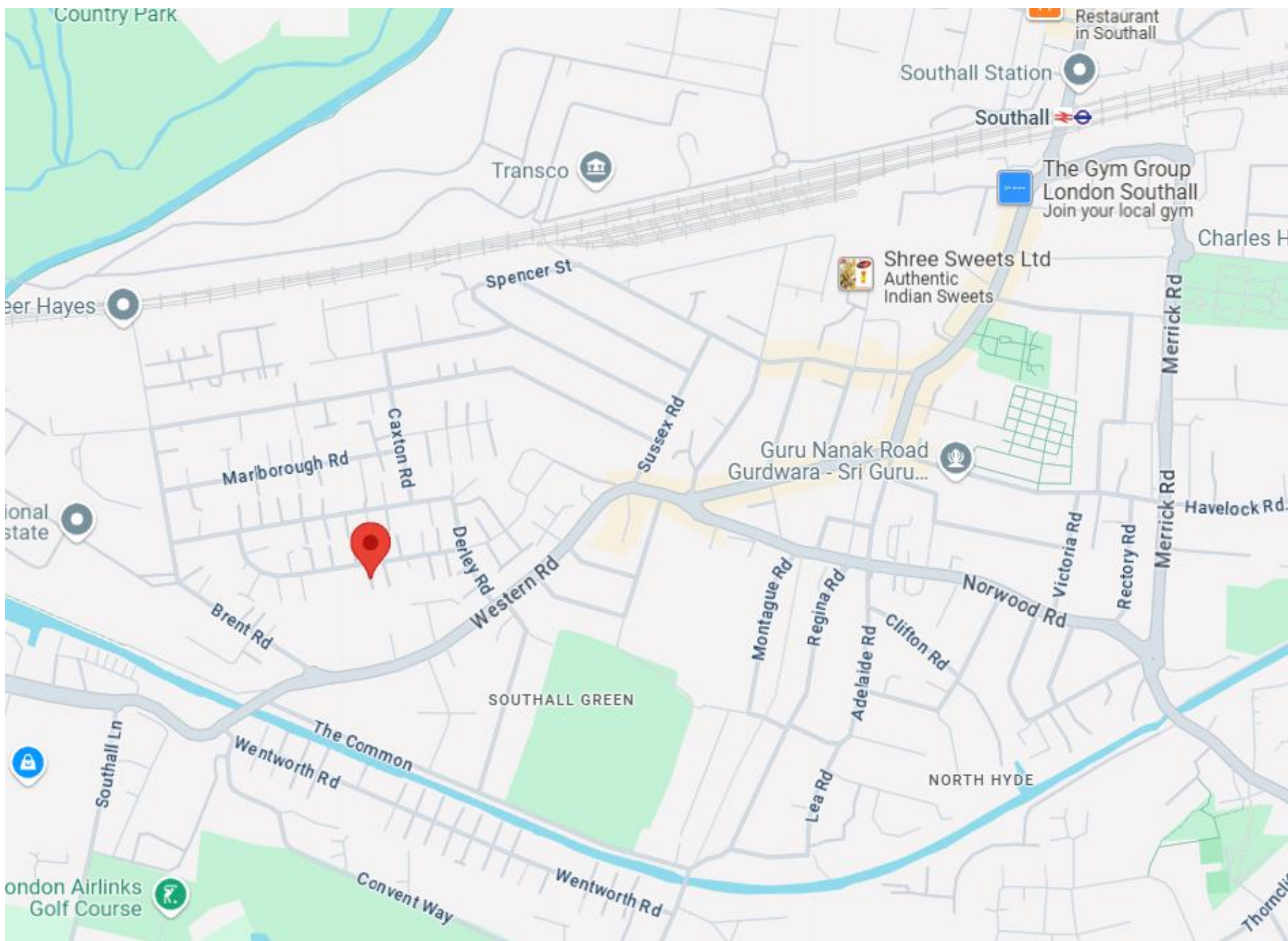




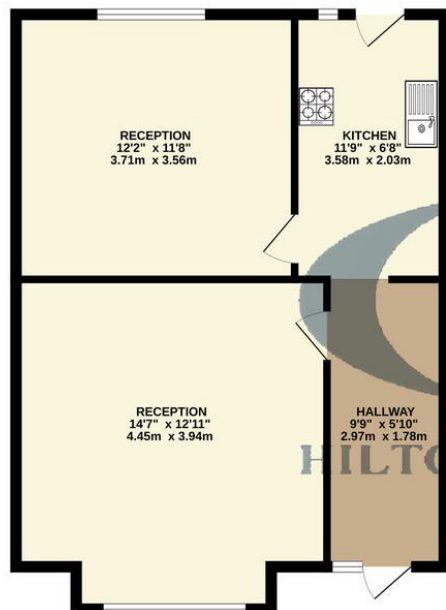
Hiltons Estates brings to the market a freehold house with planning permission granted for two maisonettes, a ground floor and split-level first floor. Each with 2 bedrooms, 1 bathroom, living room and kitchen. Also, each with access to a private garden and allocated parking space. An excellent opportunity INVESTORS. This property is located in Urban Southall and walking distance to Southall Rail Station (Cross Rail 2019), local shops, schools and amenities. There are ample bus links and good transport links to Heathrow, Central London, M4, M25, M40 and A40!

- Brilliant Investment Opportunity
- 2 X Two Bedroom Maisonettes Planning Permission Granted
- Private Garden and Allocated Parking
- Great Location and Transport Links
- Call NOW for further details. Viewings Available

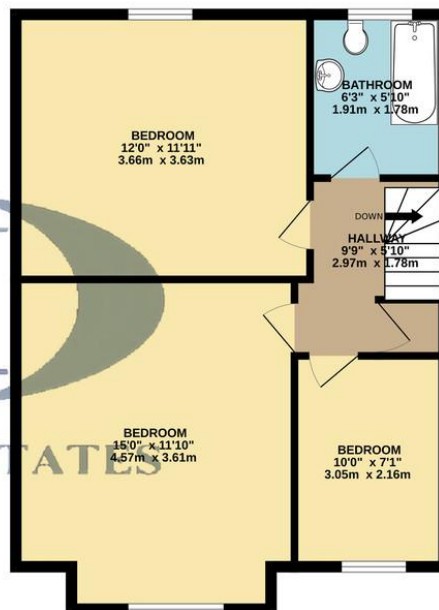




GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.1 sq.m.) approx.

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		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		