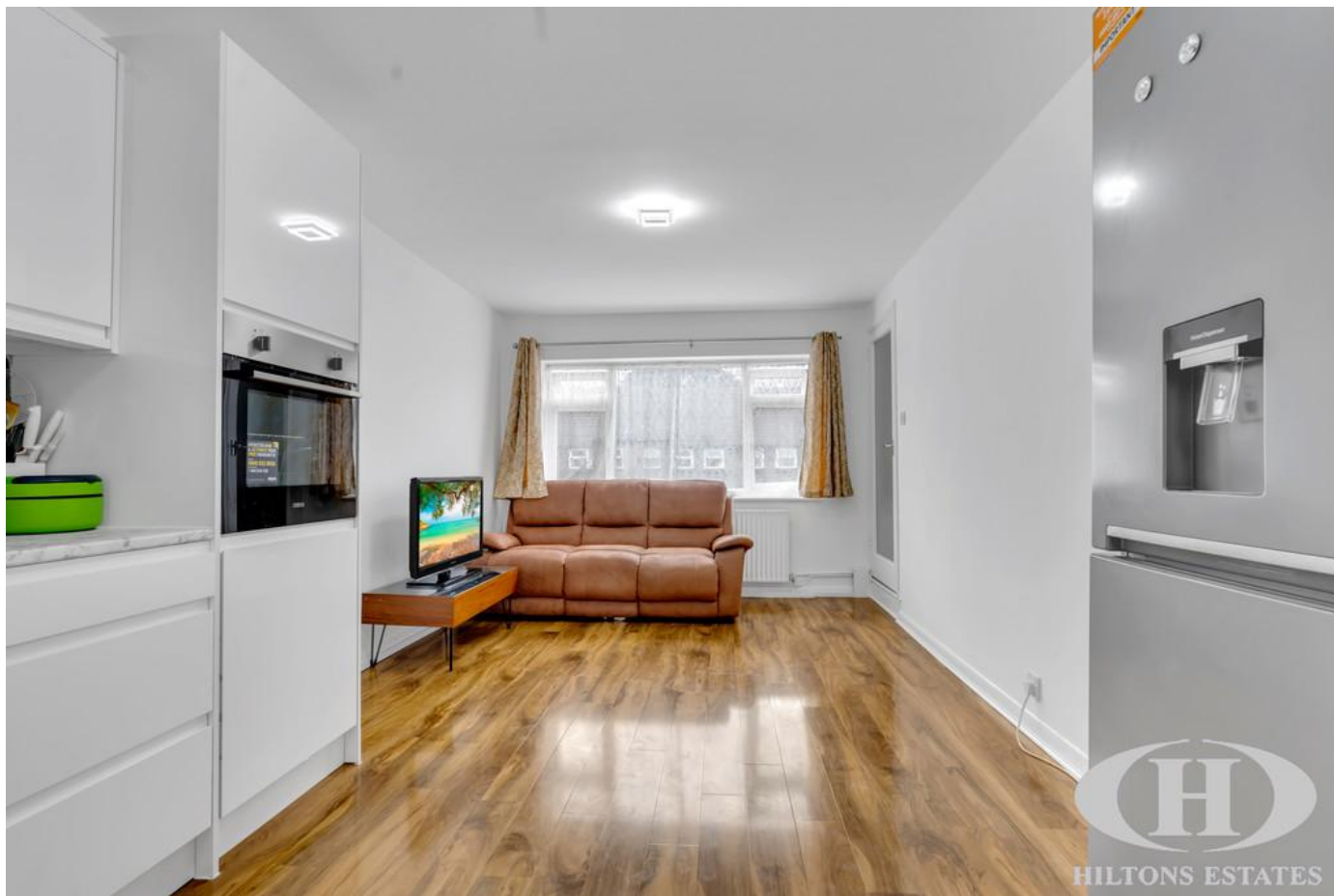






Hiltons Estates are proud to present this stunning, newly refurbished three-bedroom split-level maisonette in a prime Southall UB1 location. Beautifully presented throughout, the property features an open-plan living/kitchen/diner, one double bedroom with fitted wardrobes on the first floor, and two spacious doubles with built-in storage and a luxury bathroom with separate shower on the upper floor.

With a good lease of 119 years, no service charge, and set moments from Southall Crossrail (Elizabeth Line), Southall Broadway, schools, shops, and amenities — this home also offers easy access to Heathrow, Central London, and the M4/M25/M40.

Perfect for families, professionals, or investors seeking quality and convenience.

Newly refurbished split-level maisonette

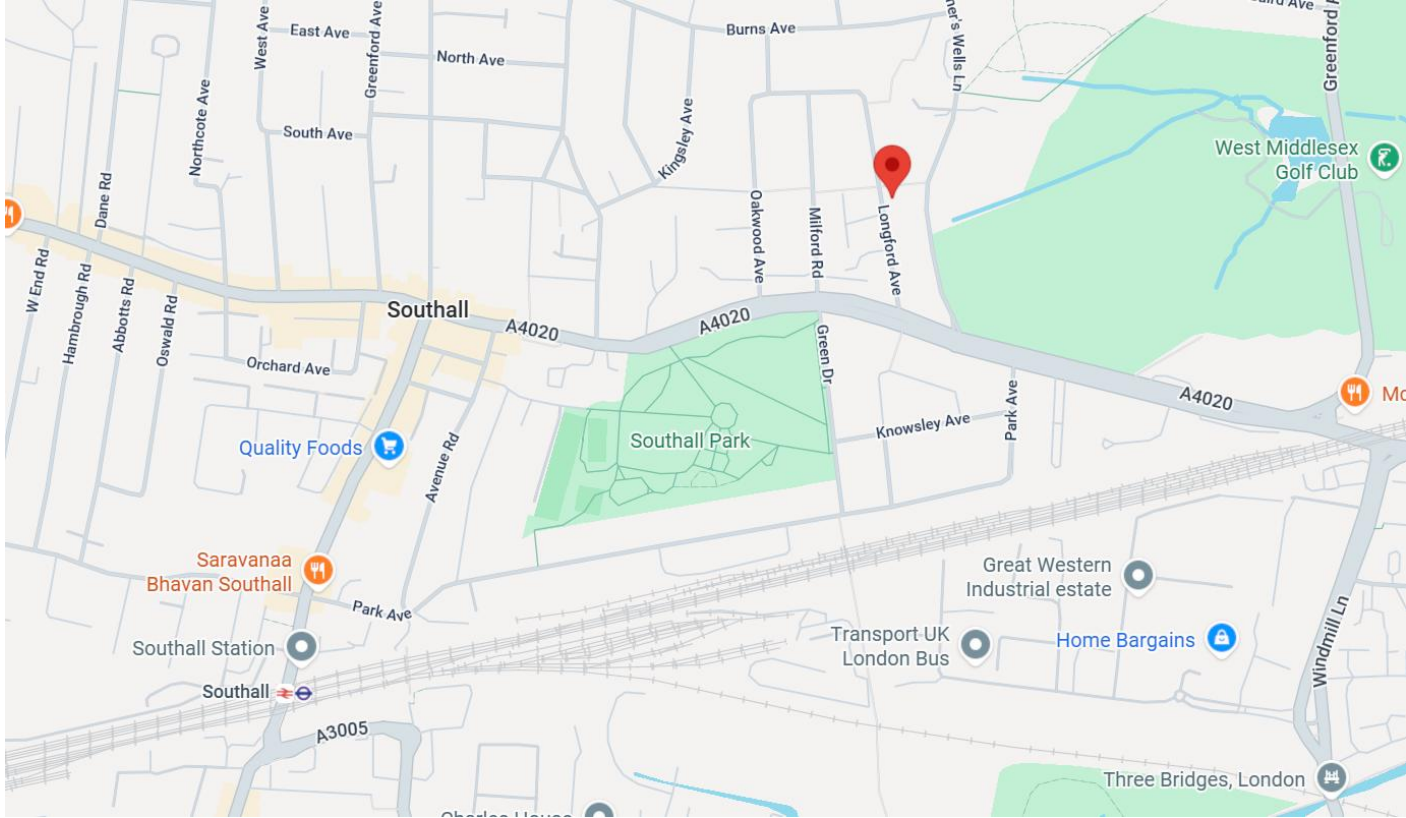
Three spacious double bedrooms with fitted wardrobes

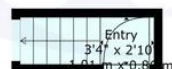
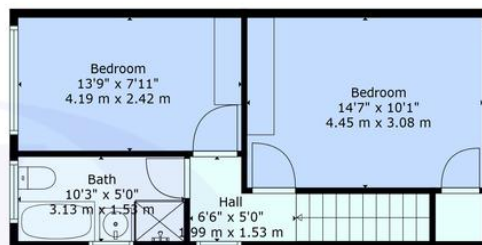
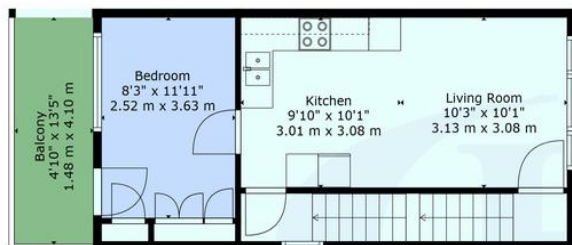
Luxury bathroom with separate shower cubicle

Open-plan living, kitchen, and dining area

119-year lease with no service charge





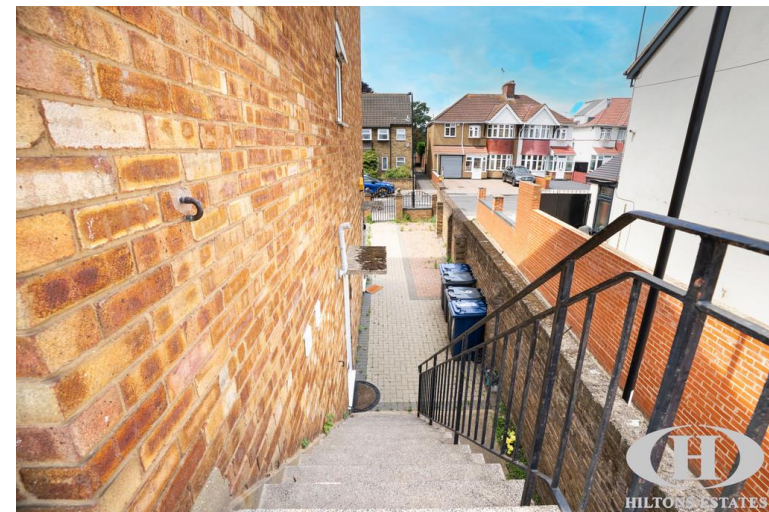


HILTONS ESTATES



TOTAL: 786 sq. ft, 72 m2
 BELOW GROUND: 23 sq. ft, 2 m2, FLOOR 2: 381 sq. ft, 35 m2, FLOOR 3: 382 sq. ft, 35 m2
 EXCLUDED AREAS: BALCONY: 66 sq. ft, 6 m2
 WALLS: 99 sq. ft, 9 m2

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.