





Hiltons Estates presents this very spacious 1-bedroom first-floor maisonette on Saxon Road, UB1, offering superb potential and long-term value.

The property comprises a bright reception room, fitted kitchen, large double bedroom, and family bathroom. In addition, the loft has been converted into a versatile room currently used as storage/office. Ample on-road parking is available.

Offered in fair condition, the home provides excellent scope for refurbishment and potential to extend or develop further (STPP). A major benefit is the tenure – Brand new lease for 125 years and NO service charge, £100 per annum ground rent.

Ideally located close to Southall Broadway, Uxbridge Road, excellent schools, local bus routes, and Southall Station (Elizabeth Line) with direct links to Central London and Heathrow.

A fantastic opportunity for buyers or investors seeking space, flexibility, and growth potential.



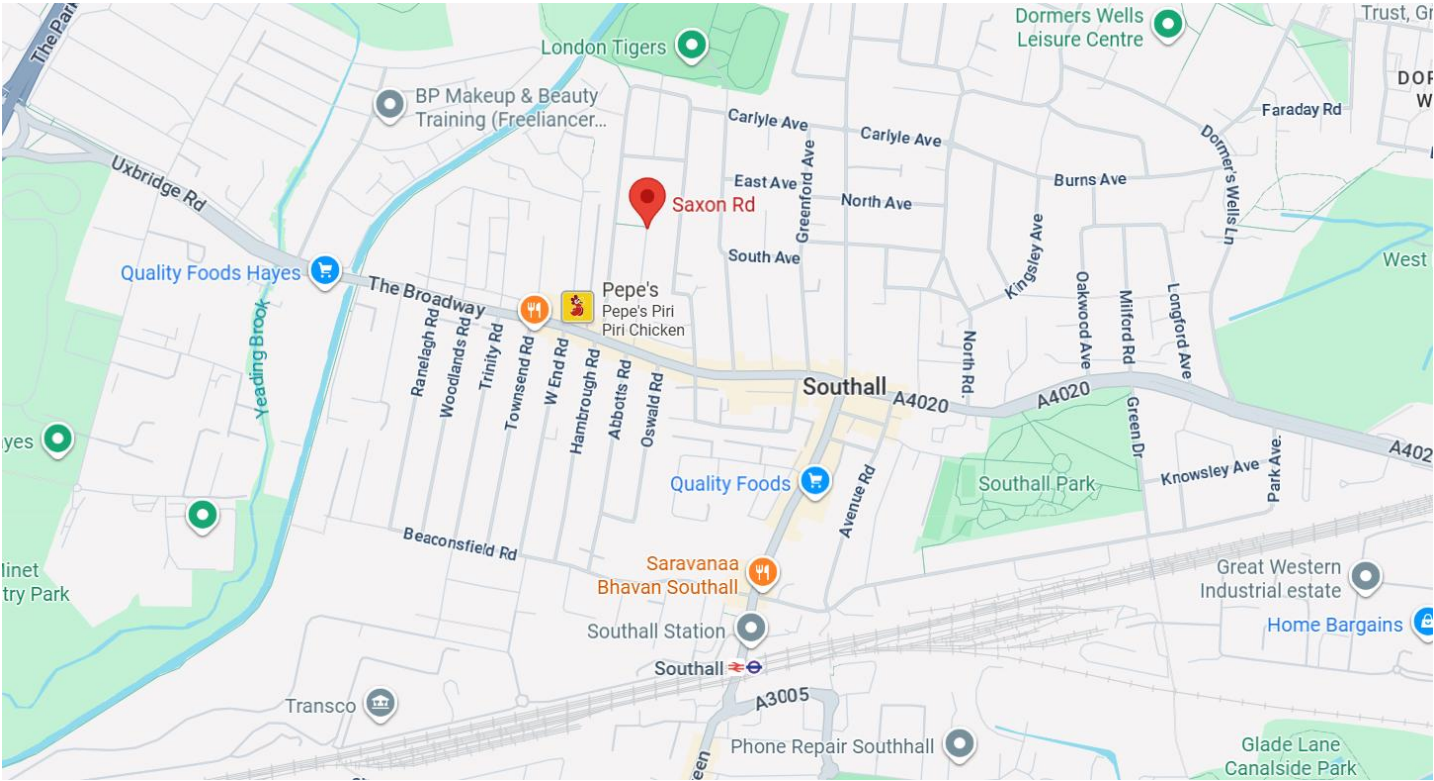
Spacious 2-bed first-floor maisonette

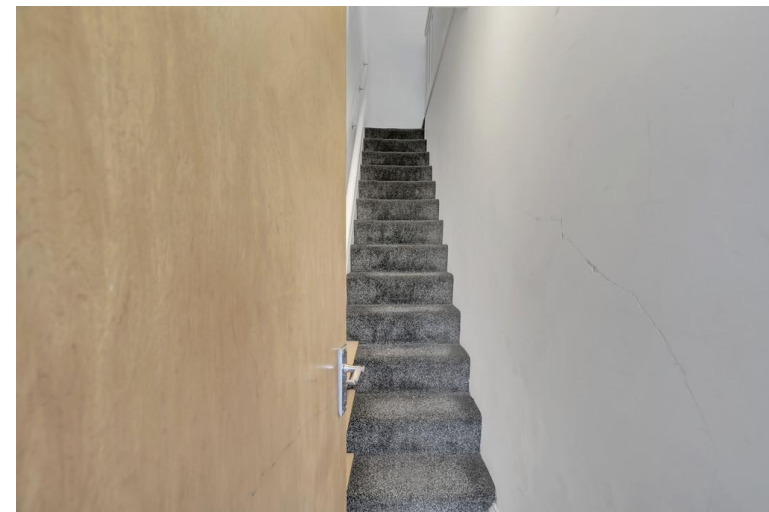
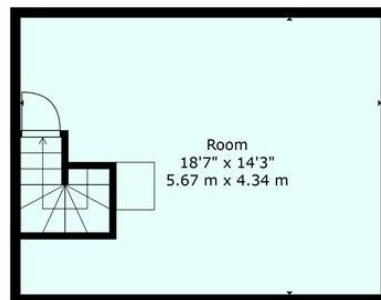
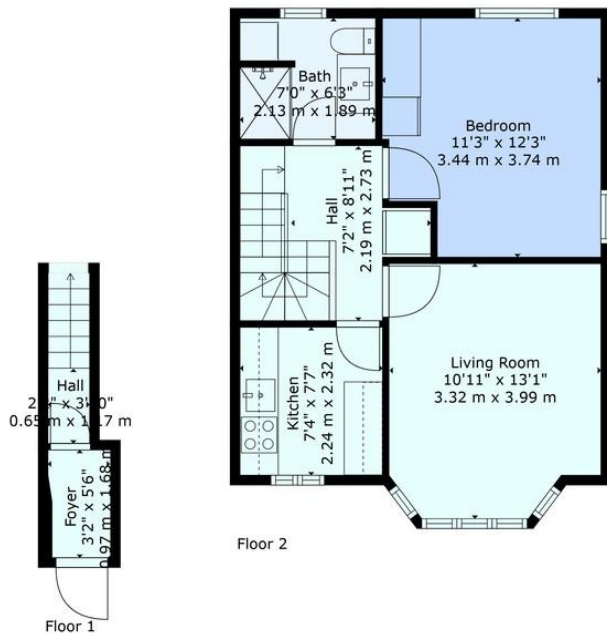
Bright reception & fitted kitchen

Large double bedroom + family bathroom

Loft room used as storage/office

Scope to refurbish, extend & develop (STPP)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 649 sq. ft, 61 m²
 BELOW GROUND: 38 sq. ft, 4 m², FLOOR 2: 452 sq. ft, 42 m², FLOOR 3: 159 sq. ft, 15 m²
 EXCLUDED AREAS: LOW CEILING: 106 sq. ft, 10 m²
 WALLS: 96 sq. ft, 8 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 Inspections

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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.