





Hiltons Estates are delighted to present this modern and well-presented one-bedroom first-floor flat for sale on Western Road, Southall (UB2). The property features a bright open-plan living and kitchen area, a stylish bathroom, and is offered in excellent condition throughout. Ideally suited for small families, couples, or investors, this flat enjoys a prime location within walking distance to Southall Station (Elizabeth Line) providing direct access to Central London and Heathrow, along with excellent road links via the A312, A40, M4 and M25. Criteria: The sale of this property is subject to staged eligibility requirements for the first six months of marketing. These are that for the first six months, the buyer must:

- Months 1-3: live or work in Ealing, not own a property and earn below £90k
- Months 4-6: live or work in London, not own a property and earn below £90k
- After 6 months: no restriction



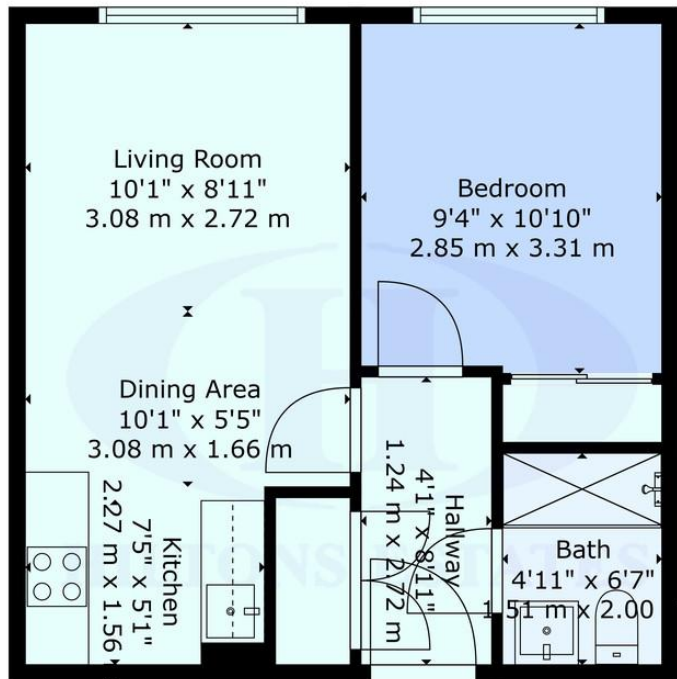
Modern first-floor one-bedroom flat

Bright open-plan living & kitchen

Stylish, well-maintained bathroom

Excellent move-in ready condition

Walking distance to Southall Station (Elizabeth Line)



TOTAL: 393 sq. ft, 37 m²
FLOOR 1: 393 sq. ft, 37 m²
EXCLUDED AREAS: WALLS: 41 sq. ft, 3 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 And Measurements.



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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 and 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.