





Spacious 2-Bedroom Flat for Sale – Haldane Road, Southall, UB1 3NU

A fantastic investment or first-time buy! This spacious two-bedroom flat on the second floor offers excellent rental potential and is set in a prime Southall location close to transport links, shops, and amenities.

The property features two generous double bedrooms, a bright living room, separate kitchen, and bathroom. With a light refurb, it can be easily transformed into a modern home.

Benefits include communal parking and gardens. Viewing highly recommended!

Spacious layout with two double bedrooms, separate kitchen, and bright living room

Excellent rental potential – ideal for investors or first-time buyers

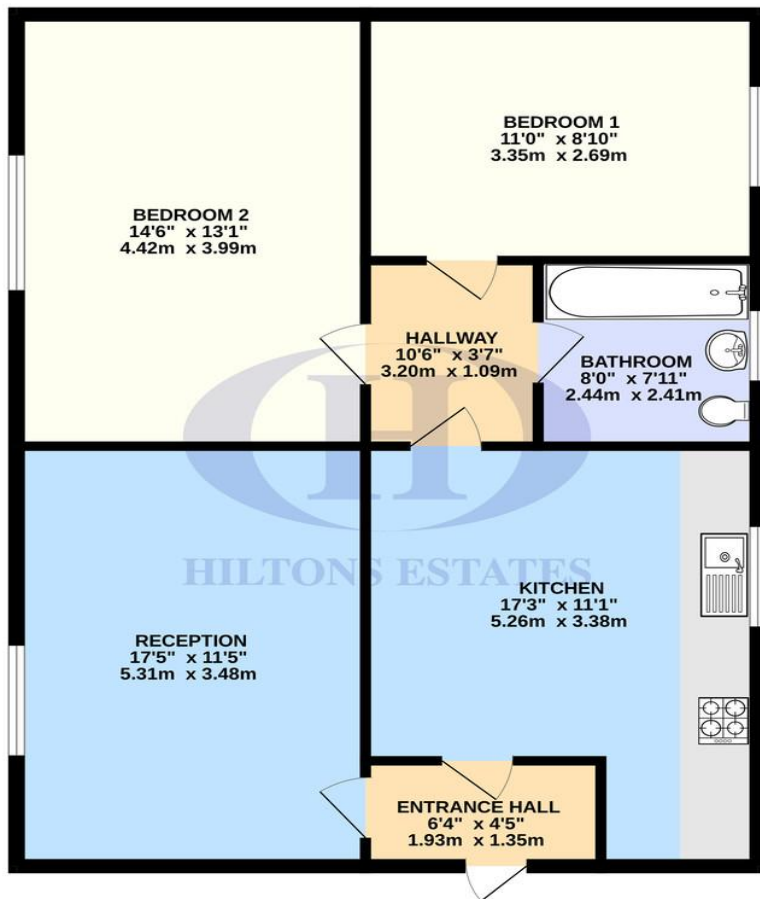
Light refurb required, offering scope to add value

Communal parking and gardens for residents

Prime Southall location close to transport links, shops, and local amenities

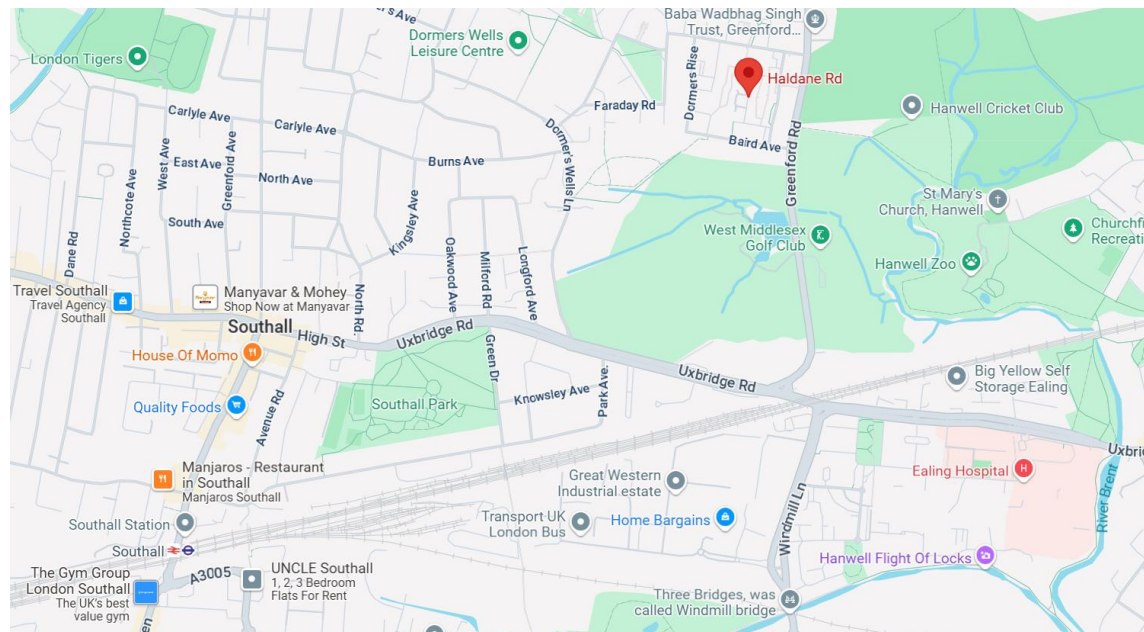


GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 806sq.ft. (74.9 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		
55-68	D		59 D
39-54	E		
21-38	F	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 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.