

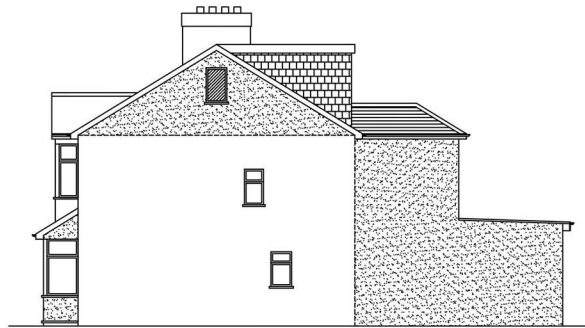


**Greenland Crescent, Southall, UB2 5ER**  
**Guide Price £545,000**

**DBK**  
ESTATE AGENTS



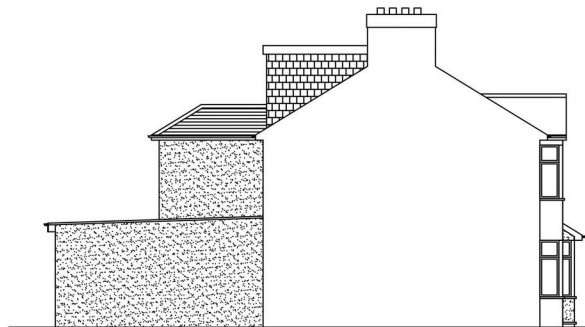
Proposed Front Elevation  
Scale:1:100



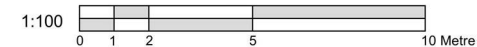
Proposed Side Elevation  
Scale:1:100



Proposed Rear Elevation  
Scale:1:100



Proposed Side Elevation  
Scale:1:100



|                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                         |                                                           |                                                           |                     |                            |            |          |      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------------------------------------------------------|---------------------|----------------------------|------------|----------|------|
| <br><br> | Dimensions to be verified on site<br>DO NOT SCALE FROM THIS DRAWING.<br>Any areas indicated on this drawing are for guidance only.<br>No responsibility is taken for their accuracy.                                                                                                                                    | Site Address:                                             | Client Detail:                                            | Title:              | Drawn By: NM               | Revisions: |          |      |
|                                                                                                                                                                            | This drawing is the property of <b>BANCIL PARTNERSHIP LTD</b><br>Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of <b>BANCIL PARTNERSHIP LTD</b> | 80 Greenland Crescent<br>Southall<br>Middlesex<br>UB2 5ER | 80 Greenland Crescent<br>Southall<br>Middlesex<br>UB2 5ER | Proposed Elevations | Checked By: PP             | Rev        | Revision | Date |
|                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                         |                                                           |                                                           |                     | Date: 10/2020              |            |          |      |
|                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                         |                                                           |                                                           |                     | Drawing No. LWVP/3060 - 04 |            |          |      |
|                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                         |                                                           |                                                           |                     |                            |            |          |      |
| 131 Heston Road, Hounslow, Middx, TW5 0RD Tel: 020 8574 4546 Fax: 020 8574 4526                                                                                            |                                                                                                                                                                                                                                                                                                                         | Scale: 1:100                                              | Paper Size: A3                                            |                     |                            |            |          |      |

## Greenland Crescent, Southall, UB2 5ER

### Guide Price £545,000

This property offers an exciting opportunity for homeowners or investors, with NO ONWARD CHAIN and Approved Planning Permissions for significant development.

Currently, the property is a non-extended end-of-terrace home featuring three bedrooms, two reception rooms, a kitchen and a family bathroom. Other features include a rear garden with side gated access and a front garden with potential for off-street parking.

The approved planning permissions allow for extensive improvements, including a single-storey front porch extension, a single-storey and part two-storey rear extension, roof alterations from hip to gable end, a rear roof extension with two roof lights to the front slope and the conversion of the property into two self-contained flats.

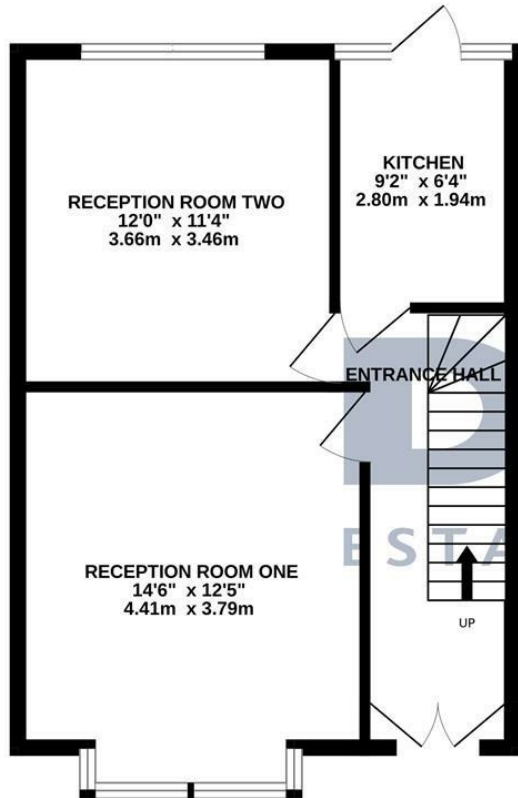
Ideally established in the heart of the town, this property is situated moments away from Southall King Street providing local amenities such as fast food restaurants, shops and 24 hour access gyms. There are also excellent nearby transport links located nearby such as; Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools. In addition, the M4 and A40 are located within a short drive from the property.

## Key Features

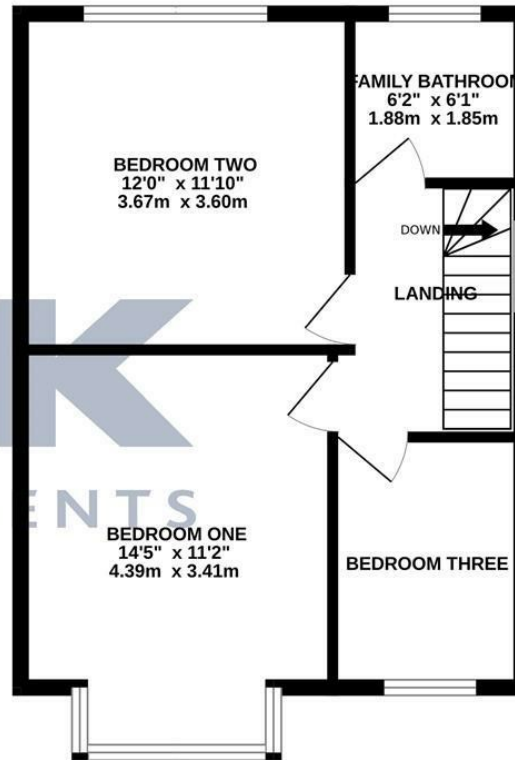
- No Onward Chain
- Approved Planning Permission for Single storey front porch extension; single storey, part two storey, rear extension; Alteration of roof from hip to gable end; rear roof extension and installation of two roof lights to front roof slope
- Approved Planning Permission for Conversion of existing house into 2 self-contained flats
- Currently Non Extended End of Terrace
  - Three Bedrooms
  - Two Bedrooms
    - Kitchen
  - Family Bathroom
- Rear Garden with Side Gated Access
- Front Garden with Potential for Off Street Parking



GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.

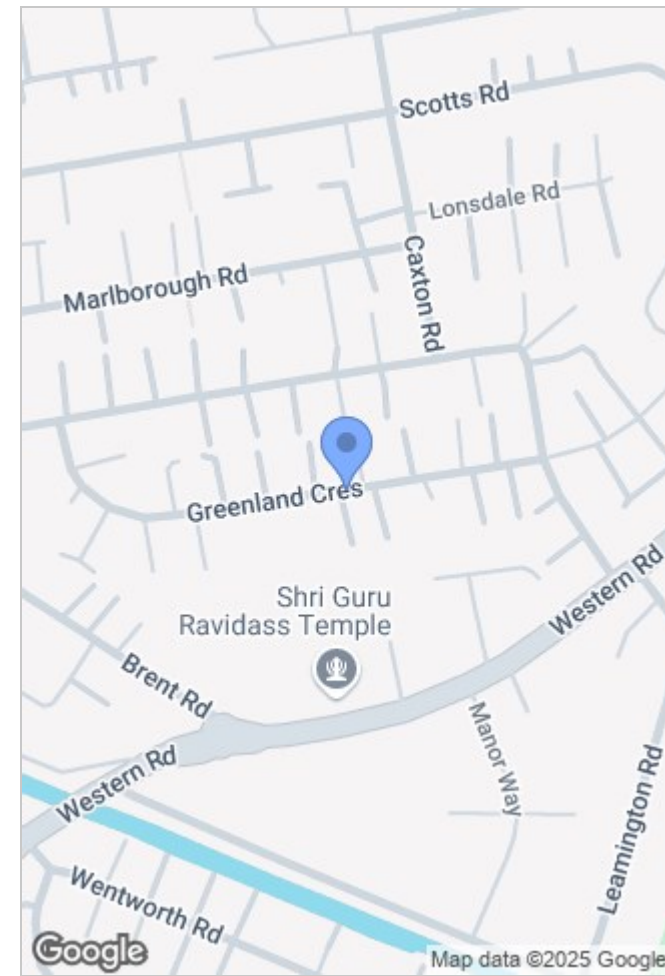


1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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.  
Made with Metropix ©2025



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC | 78        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

South Road, Southall, UB1 1SW  
Tel: 0208 571 4646  
Email: southall@dbkestates.com  
www.dbkestates.com