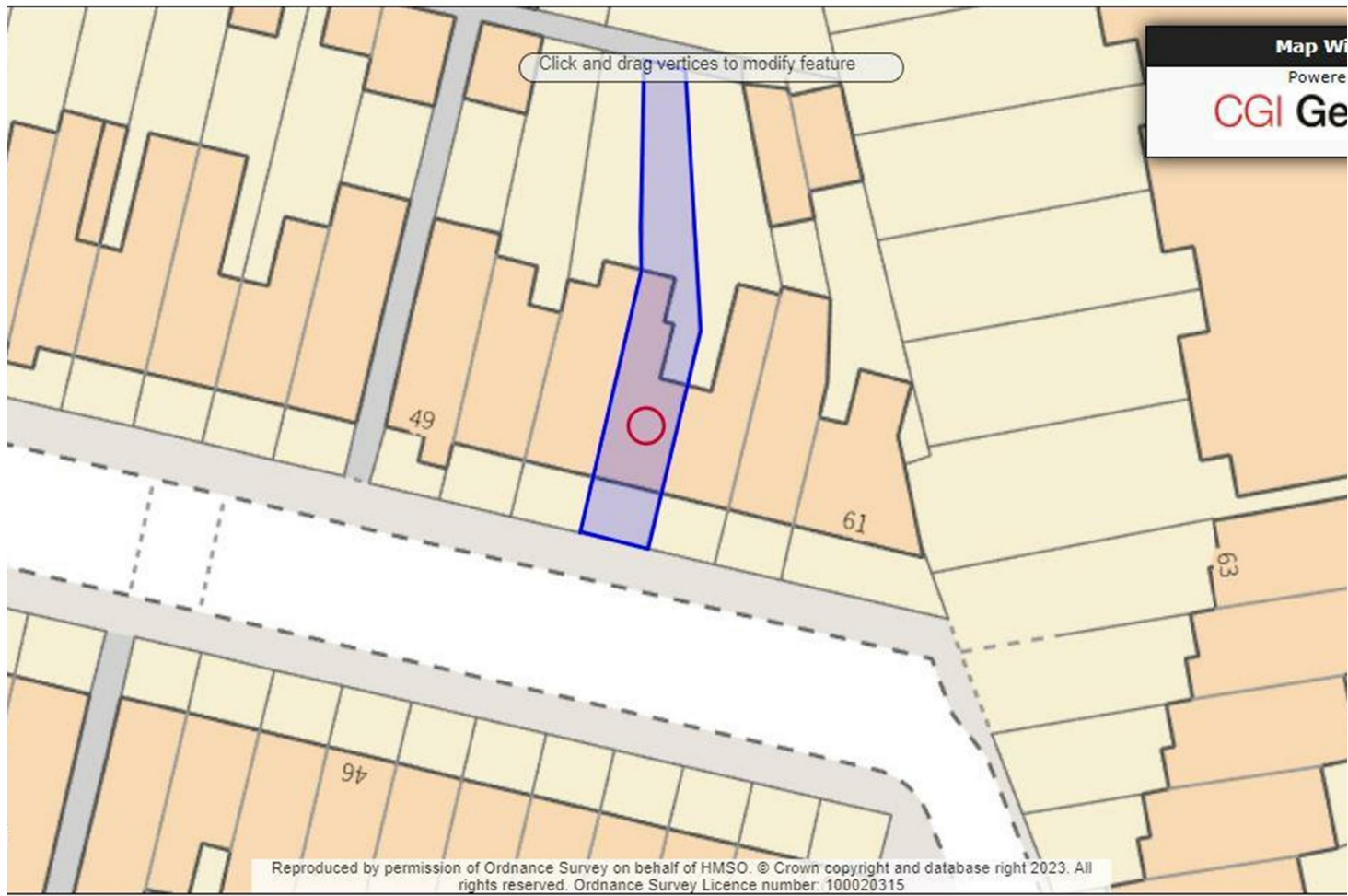
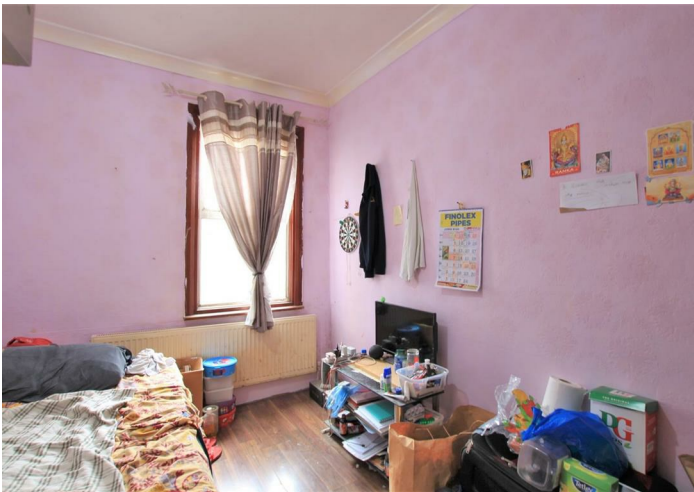




**Gordon Road, Southall, UB2 5QE**  
**Guide Price £425,000**

**DBK**  
ESTATE AGENTS



Presenting a unique property opportunity in the vibrant town of Southall with NO ONWARD CHAIN.

This terrace property holds tremendous potential for those with a vision for modernisation and offers a blank canvas for creating a personalised living space.

The property benefits from four bedrooms, a reception room, kitchen and ground floor family bathroom.

Other benefits include a lengthy rear garden offering ample space for outdoor activities and the potential for creating a tranquil retreat.

With rear access the property offers additional flexibility and convenience. The front garden provides on-street parking.

Furthermore, this property presents an excellent opportunity for development, subject to obtaining the necessary planning permissions.

Sited within walking distance of Southall Station (Elizabeth Line) and within walking distance to the renowned King Street offering an ample array of amenities including Tesco Express, Pharmacies, Restaurants and Transport links to neighbouring Towns. The property also falls within the catchment for local reputable schools. The M4 and A40 can be found within a short drive for motorists.

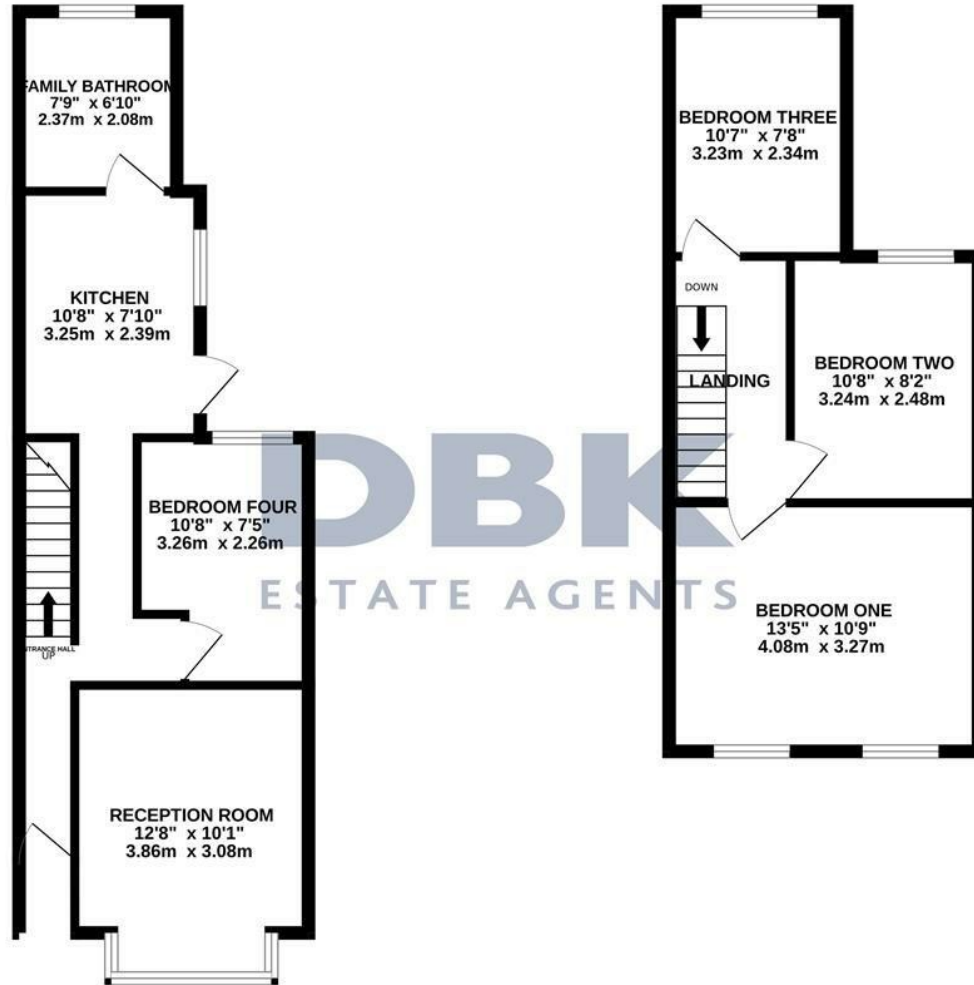
## Key Features

- No Onward Chain
- Terrace Property
- Four Bedroom
- Reception Room
  - Kitchen
- Family Bathroom
- Lengthy Rear Garden
  - Rear Access
- Front Garden with On Street Parking
  - Scope for Development (stpp)



GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.

FIRST FLOOR  
368 sq.ft. (34.1 sq.m.) approx.

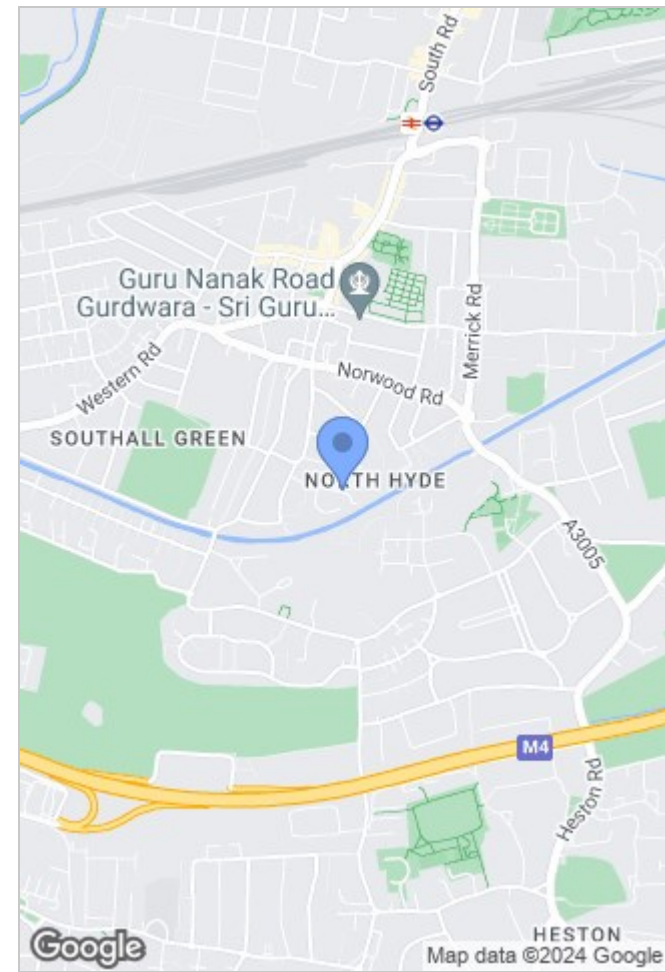


**DBK**  
ESTATE AGENTS

TOTAL FLOOR AREA : 786 sq.ft. (73.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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