



William Close, Southall, UB2 4UP  
£195,000

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**£195,000**

- Ground Floor
- Private Garden
- Double Glazing
- Chain Free
- Off Street Parking
- Gas Heating
- Close To Amenities & Public Transport
- Quiet Location



## Description

This house presents a wonderful opportunity for those seeking a comfortable home in the prime location. Although the property is in need of some improvements, it is brimming with potential for those looking to add their own touch and create a space that truly reflects their style.

The property features a well-proportioned reception/dining room, a bedroom, fitted kitchen and bathroom completes the property.

Additionally, the house benefits from a rear garden and off-street parking, a valuable feature in this bustling area.

## Situation

William Close conveniently located within close access to both Southall and Greenford Broadway which offer ample shopping opportunities. There are several bus links on offer to Ealing, Northolt and Uxbridge town centre with the rider range of shopping facilities , restaurants and bars. The area is served by many highly regarded schools including Greenford High School, Lady Margaret and Allenby Primary Schools. Northolt Station which is serviced by the Central line is 2.4 miles away and Southall mainline station which offers links into London and the surrounding counties is only 1.1 miles away.



**William Close, UB2**  
Approximate Area = 502 sq ft / 46.6 sq m  
For identification only - Not to scale

**Ground Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025.  
Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

## A map snippet from Google Maps showing a residential area. A road labeled 'A4020' runs horizontally across the top. A road labeled 'Windmill Ln' runs vertically, intersecting the A4020. A green location pin is placed on Windmill Ln, just below the intersection. To the right of the intersection, a purple location pin is placed near a road labeled 'Hanwell Flight Of Locks'. The map shows green spaces, a blue river or canal at the bottom, and various buildings and roads. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential		
<b>Very energy efficient - lower running costs</b> (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> <b>Not energy efficient - higher running costs</b>				72	77	<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (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> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC			

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