



Rutland Road | Southall | UB1 2UP

£545,000

Presenting this delightful semi-detached property, offering a perfect blend of space and potential. The ground floor features an entrance hallway, office room, spacious reception, kitchen, WC, conservatory, and storage. Upstairs boasts two double bedrooms, a single room, and a family bathroom. With the opportunity to extend (STPP), it's ideally located within walking distance to Southall Broadway, amenities, schools, and Crossrail. Excellent transport links connect to Heathrow, Central London, and major motorways. Whether you're a family, commuter, or investor, this property offers an exceptional opportunity. Estimated Rental Income: £2,400 pcm (5.28% yield).



GROUND FLOOR  
713 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR  
334 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (96.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description and floor measurements, we do not warrant, claim or accept any liability for any errors or omissions. The actual, systems and structural details have not been noted and no guarantee is given regarding the accuracy of the information provided.

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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