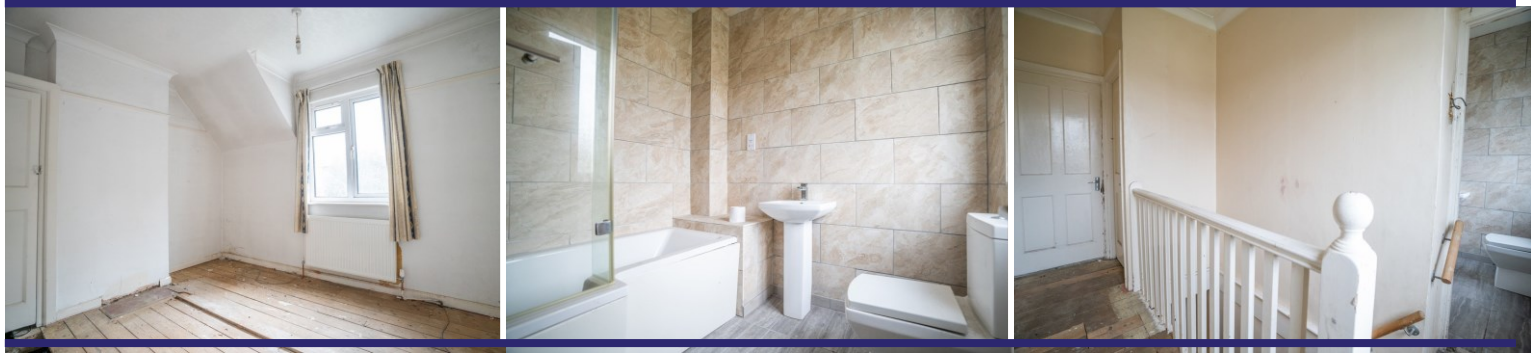




Lady Margaret Road | Southall | UB1 2PP

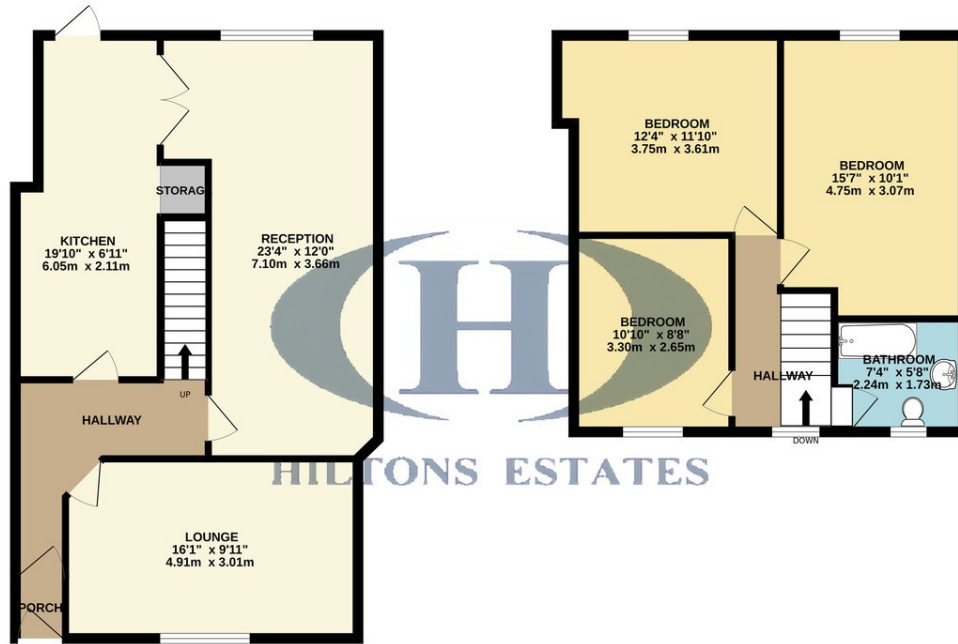
£470,000

This property presents an incredible blank canvas for families, developers, and investors alike. The ground floor features a welcoming porch, two spacious reception rooms, and a kitchen, while upstairs offers three large double bedrooms and a family bathroom. With new gas central heating and double glazing throughout, the home provides a solid base for modernization. Outside, a vast rear garden with a brick-built shed offers excellent potential for landscaping or further development. There's also scope for a loft conversion and driveway (STPP), making this an ideal investment or development project. Call now for more details-viewings are highly recommended!



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 1113 sq.ft. (103.4 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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- Ideal project for families, developers, and investors.
- Two reception rooms plus kitchen on the ground floor.
- Three spacious double bedrooms and family bathroom upstairs.
- Expansive rear garden with brick-built shed, ripe for development.
- New gas central heating and double glazing throughout.

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