



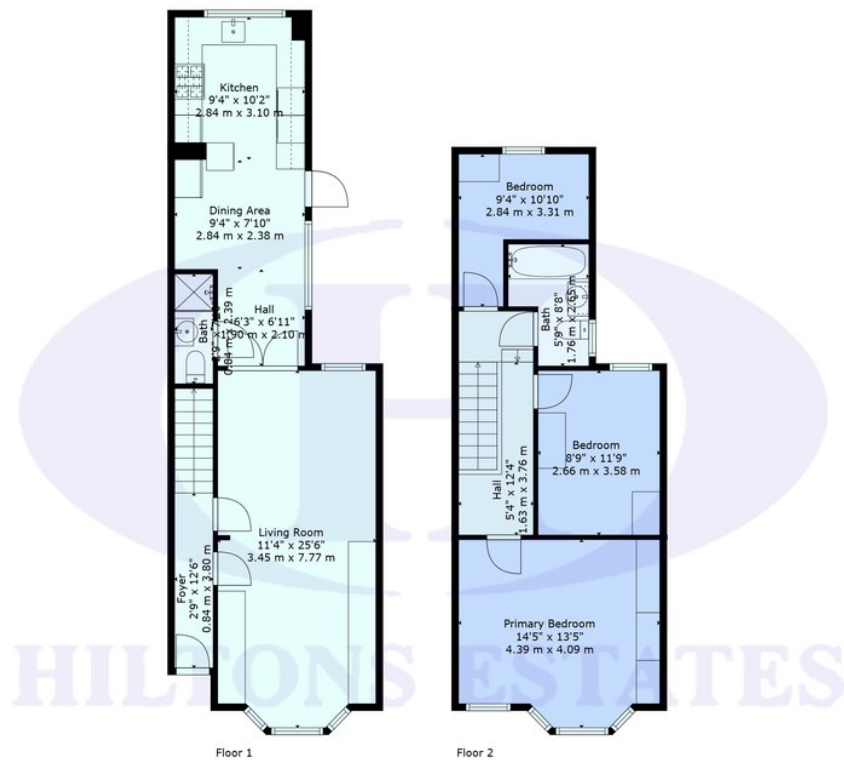
**West End Road**  
Southall, UB1 1JL

-  Freehold property in Southall UB1
-  Fair condition – ripe for adding value
-  Huge potential to extend & develop (STPP)
-  Two levels with through lounge & fitted kitchen

**Offers In Region Of £600,000**

EPC Rating 'TBC'





**TOTAL: 1077 sq. ft, 100 m<sup>2</sup>**  
**FLOOR 1: 580 sq. ft, 54 m<sup>2</sup>, FLOOR 2: 497 sq. ft, 46 m<sup>2</sup>**  
**WALLS: 86 sq. ft, 8 m<sup>2</sup>**

\* Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And

## Property Description

Hiltons Estates are pleased to bring to market this Freehold home on West End Road, Southall UB1 – offering fantastic potential to extend and add value (STPP).

The property is in fair condition and comprises an entrance hallway, a spacious through lounge, fully fitted kitchen, shower room, and access to a rear garden. Upstairs offers three well-proportioned double bedrooms and a family bathroom.

Ideally located within walking distance of Southall Broadway, Southall Crossrail Station, bus stops, and places of worship, this property is perfectly placed for families, commuters, and investors.

A superb opportunity with huge potential-early viewings highly recommended!

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 Southall  
 Middlesex  
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**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