



## 29 Kingston Road, Southall, UB2 4AW

\*\*\*FOR SALE VIA MODERN METHOD OF AUCTION, TERMS & CONDITIONS APPLY\*\*\* IDEAL FIRST TIME BUY OR INVESTMENT PROPERTY!!

This five bedroom terrace property is available with no upper chain and is likely to be in high demand. The property is in excellent condition and has been extended both to the rear of the property and into the loft.

To register to bid please go to our website for further information: Pre-auction offers welcome.

If you are an investor looking to seize this investment opportunity, don't miss out! Call Arron James today.

Conditional Online Auction Information

Please note: This property is for sale by condition online auction. This means the successful buyer enters into a Reservation Agreement when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price. Fees: When entered into the Reservation agreement, the successful buyer must pay 2% + VAT of the purchase price (subject to a

- Five Bedrooms
- Excellent Condition
- Integrated Kitchen Appliances
- Walking Distance to the Station
- Two Bathrooms
- Two Reception Rooms
- Extended
- Private Rear Garden
- Family Home
- Call Today!!

**£500,000**

KINGSTON ROAD  
SOUTHALL UB2



----- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 1452.80 SQ. FT / 134.97 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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