



**136 Abbotts Road, Southall – UB1 1HH**

**In Excess of £600,000**



**LAWRENCE RAND**





## 136 Abbotts Road

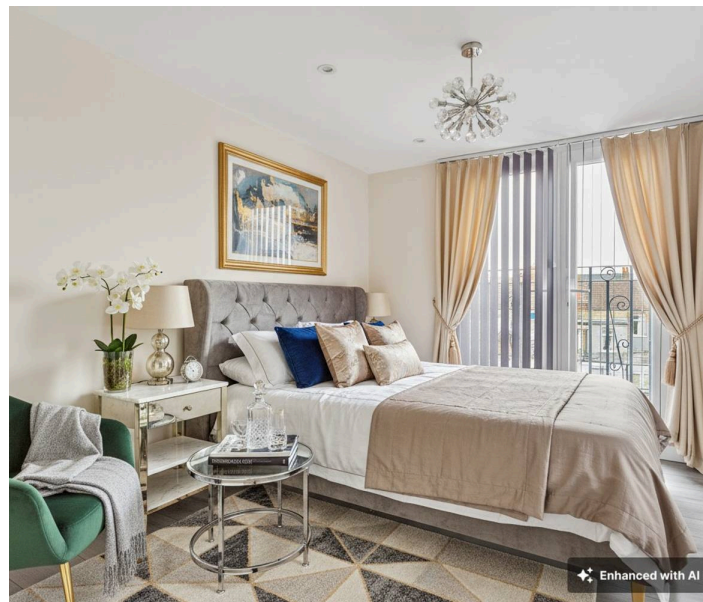
Southall, Southall

- Five spacious bedrooms arranged over three floors
- Loft extension completed approximately 3–4 years ago
- Three modern bathrooms one on each floor
- Bright and airy through lounge with space for dining
- Contemporary fitted kitchen / breakfast room
- Private rear garden with outbuilding (ideal for storage or office)
- Good condition throughout
- Double glazing and gas central heating
- Excellent transport links including Southall Station (Elizabeth Line)
- Close to local schools, shops, and amenities

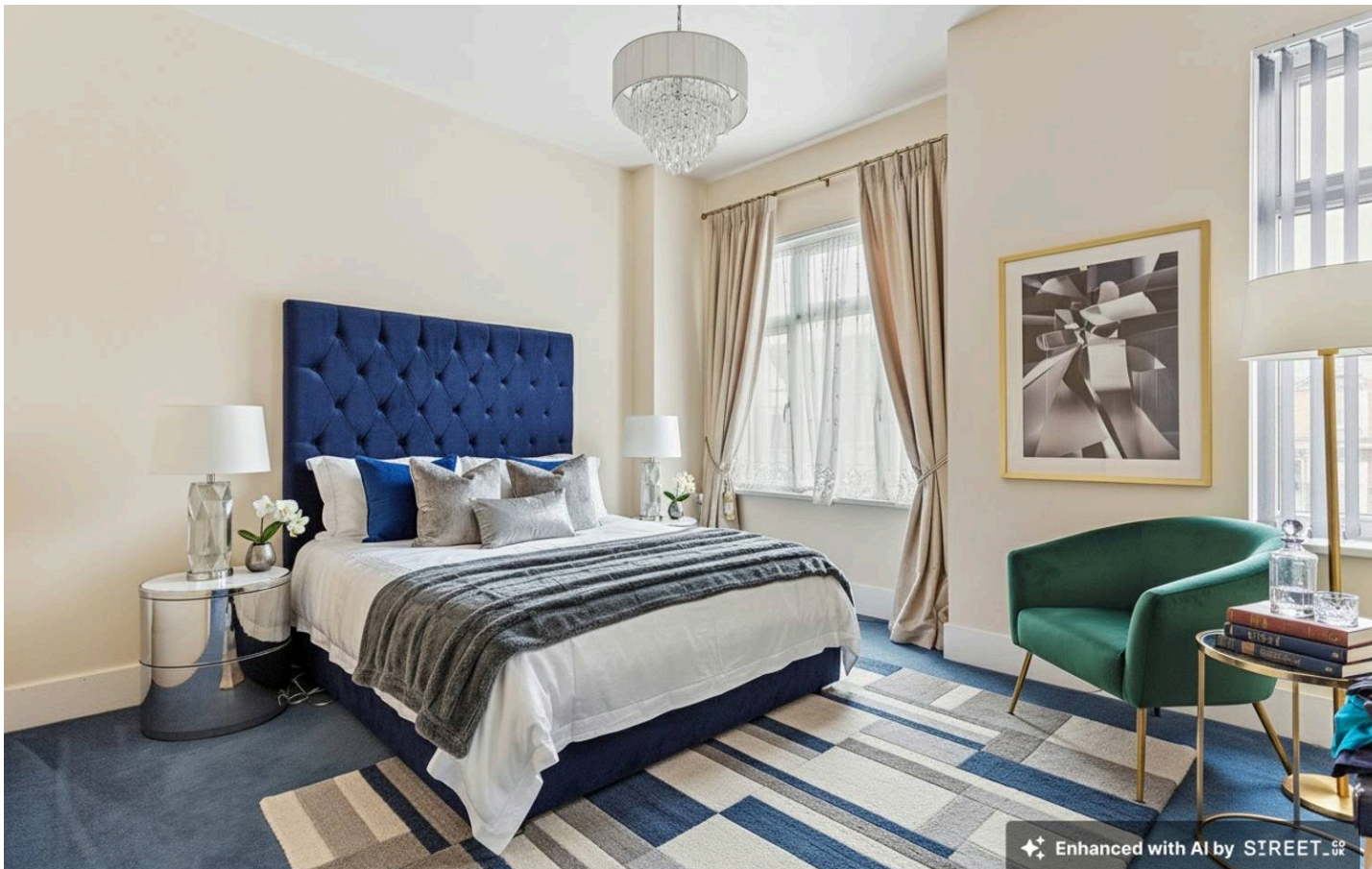
Lawrence Rand are delighted to present this spacious and well-maintained five bedroom terraced house located on Abbotts Road, Southall. Offering generous accommodation across three floors, this property is perfect for growing families or investors alike.

The ground floor comprises a bright and airy through lounge, providing ample space for both living and dining areas. The modern kitchen / breakfast room is fitted with contemporary units and leads to a store room and access to the garden.

Upstairs, the first floor features three well proportioned bedrooms and a family bathroom. The second floor, added approximately 3–4 years ago, boasts a loft extension providing two further bedrooms, including a principal bedroom with en-suite, and an additional modern







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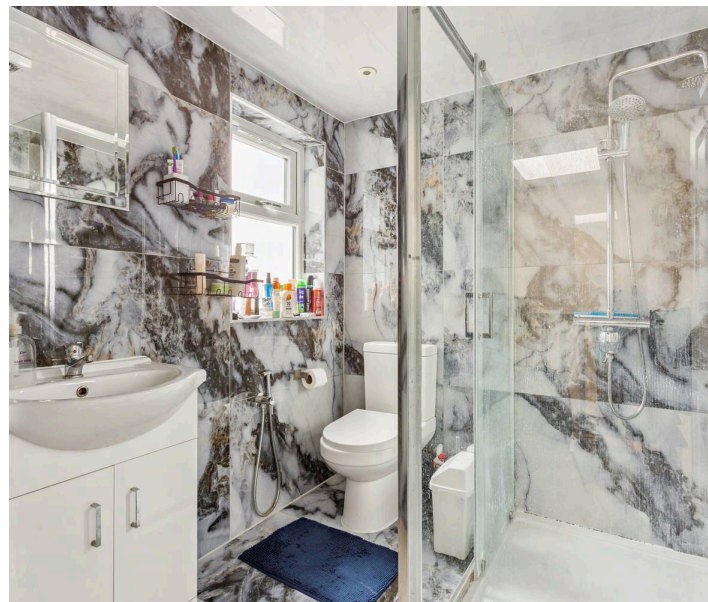
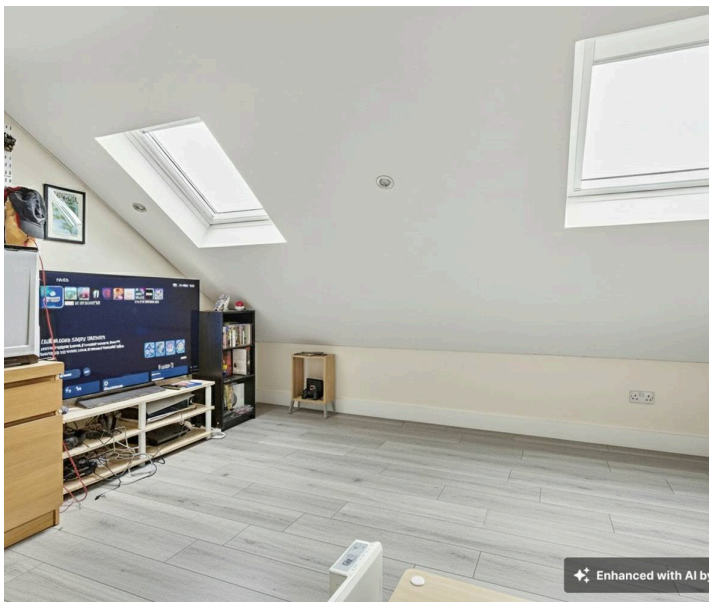
Southall, Southall

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

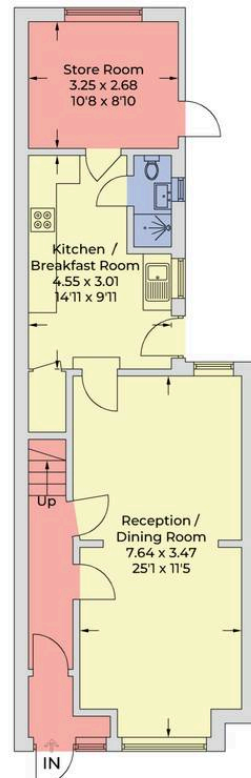
EPC Environmental Impact Rating:



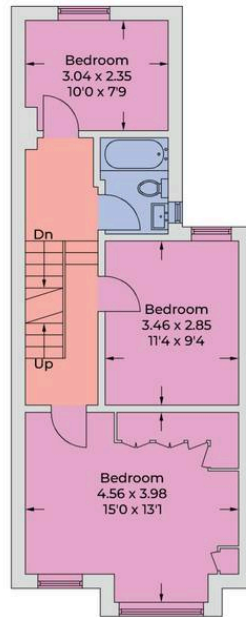


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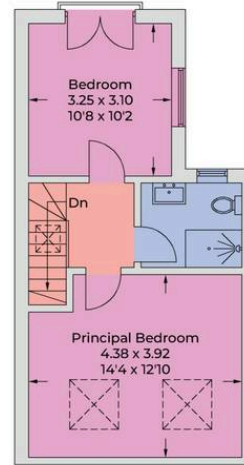
Approximate Gross Internal Area  
Ground Floor = 58.3 sq m / 627 sq ft  
First Floor = 47.8 sq m / 514 sq ft  
Second Floor = 37.2 sq m / 400 sq ft  
Outbuilding = 18.4 sq m / 198 sq ft  
Total = 161.7 sq m / 1,739 sq ft



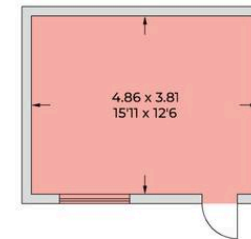
Ground Floor



First Floor



Second Floor



(Not Shown in Actual  
Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Lawrence Rand

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