

**Shaw & Co**  
ESTATE AGENTS

**£499,950**

**Kingsbridge Crescent**

Southall, UB1 2DL



## PROPERTY SUMMARY

This three bedroom end of terrace property boasts two reception rooms, a separate kitchen and an upstairs bathroom.

Although this house is in need of some updating, it presents a fantastic opportunity for first-time buyers to create their dream home. The property's prime location near Lady Margaret Road ensures convenience and easy access to local amenities.

Don't miss out on the chance to transform this house into a warm and welcoming haven. Contact us today to arrange a viewing and envision the endless possibilities that this end terrace property has to offer.

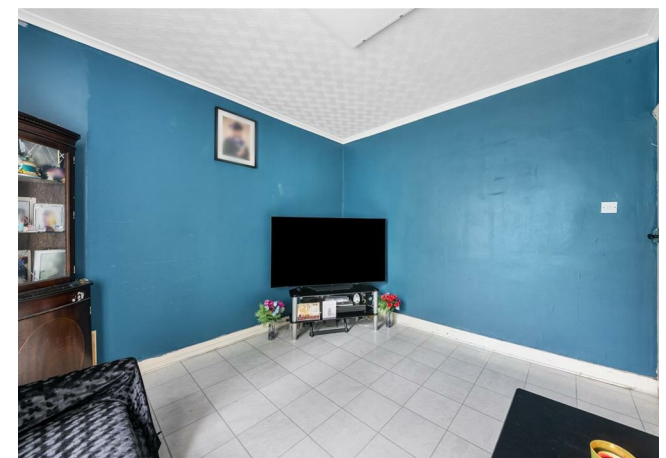
3



1



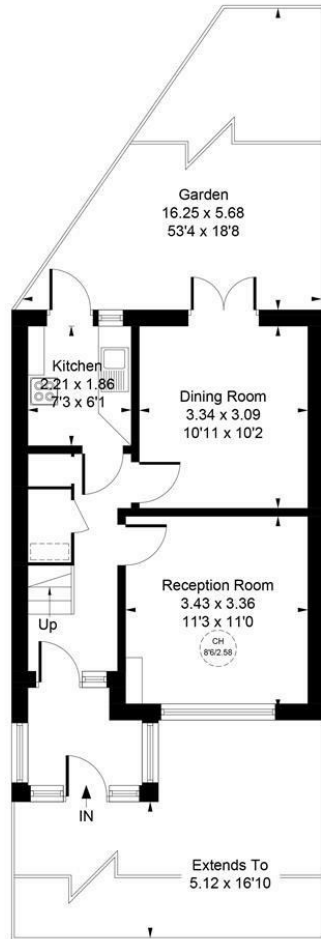
2



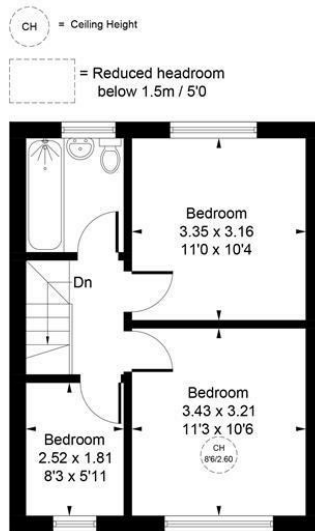




Approximate Gross Internal Area  
75.33 sq m / 811 sq ft



**Ground Floor**



**First Floor**



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.  
© Vizion Property Marketing Produced for Shaw & Co.

**LOCAL AUTHORITY**

Ealing

**TENURE**

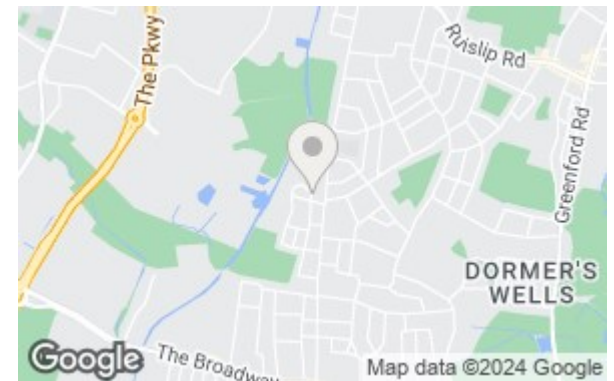
Freehold

**COUNCIL TAX BAND**

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

**Shaw & Co**  
ESTATE AGENTS

**OFFICE ADDRESS**

10 Central Parade  
New Heston Road  
Heston  
Middlesex  
TW5 0LJ

**OFFICE DETAILS**

0208 570 7258  
heston@shawandcoestates.com