

**Shaw  
& Co**  
ESTATE  
AGENTS

OFFERS OVER

**£525,000**

**Inverness Road**

Southall, UB2 5QG

## PROPERTY SUMMARY

Spacious 4-Bedroom Mid-Terrace Home In A Prime Southall Location.

Located in Inverness Road Southall, this well presented four bedroom mid-terrace property offers a fantastic opportunity for families or investors alike. Situated just a short distance from Southall Broadway, you'll be surrounded by a vibrant mix of shops, restaurants and culture experiences.

The property also benefits from excellent transport links, being close to Southall Station (Elizabeth Line), providing a fast and convenient connection into Central London and beyond.

Inside the accommodation comprises a welcoming entrance hall, spacious through lounge, ground floor family bathroom and four well proportioned bedrooms.

Externally there is a generous rear garden offering plenty of space for outdoor enjoyment and potential to build an outbuilding, subject to planning consent.

While the property is well-maintained, it offers scope for modernisation, allowing the buyer to put their own stamp on it and create a truly personalised home.

Viewings are highly recommended to fully appreciate the space and potential this property offers.

4



2



1





Approximate Gross Internal Area = 107.91 sq m / 1162 sq ft  
(Excluding Eaves)



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.  
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## LOCAL AUTHORITY

Ealing

## TENURE

Freehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (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

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