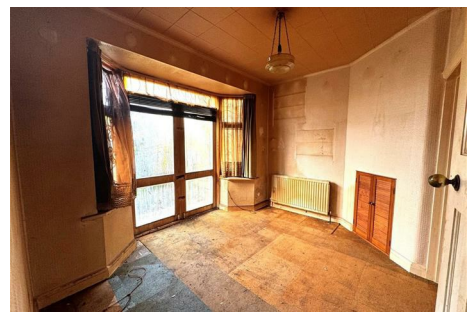




# Parkfields

Estates



## Westbury Avenue , Southall, UB1 2UY

CALLING ALL CASH BUYERS AND PROPERTY INVESTORS. We are delighted to offer for sale this RARE OPPORTUNITY to acquire this MID TERRACED property locate on WESTBURY AVENUE in need of COMPLETE RENOVATION. Accommodation includes; LOUNGE / DINER, KITCHEN, THREE BEDROOMS AND BATHROOM/WC. To the outside there are PRIVATE GARDENS WITH REAR ACCESS WAY. There is plenty of potential for EXTENDING subject to the usual consents. NO ONWARD CHAIN.

Please note: The property is not suitable for mortgage lending and therefore would only suit a CASH BUYER.

Local Authority: London Borough of Ealing  
Council Tax Band: D

Size: 661.01 SQFT

Asking Price £375,000

# 51 Westbury Avenue , Southall, UB1 2UY

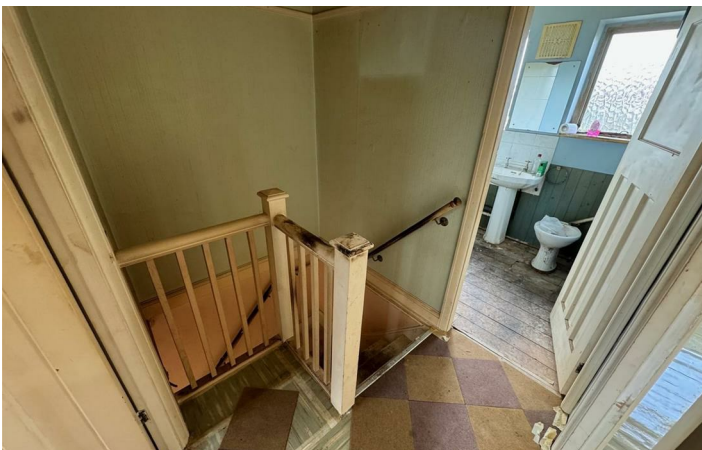
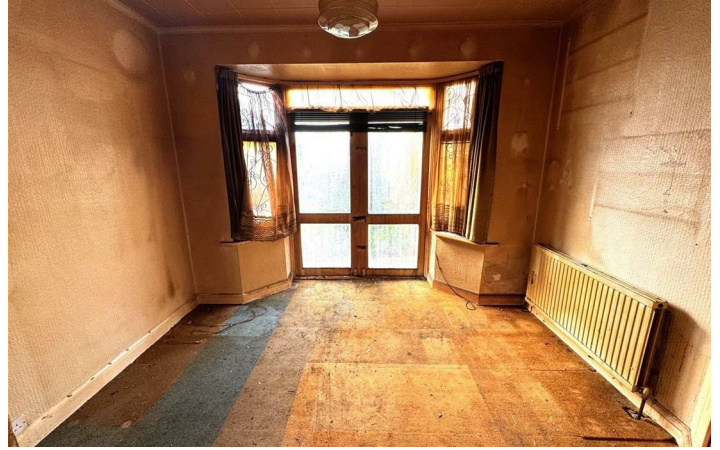


- CASH BUYERS ONLY
- COMPLETE MODERNISATION REQUIRED
- GREAT LOCATION
- THREE BEDROOMS
- BATHROOM/WC
- OVER 100 FT REAR GARDEN
- REAR RIGHT OF WAY
- NO CHAIN



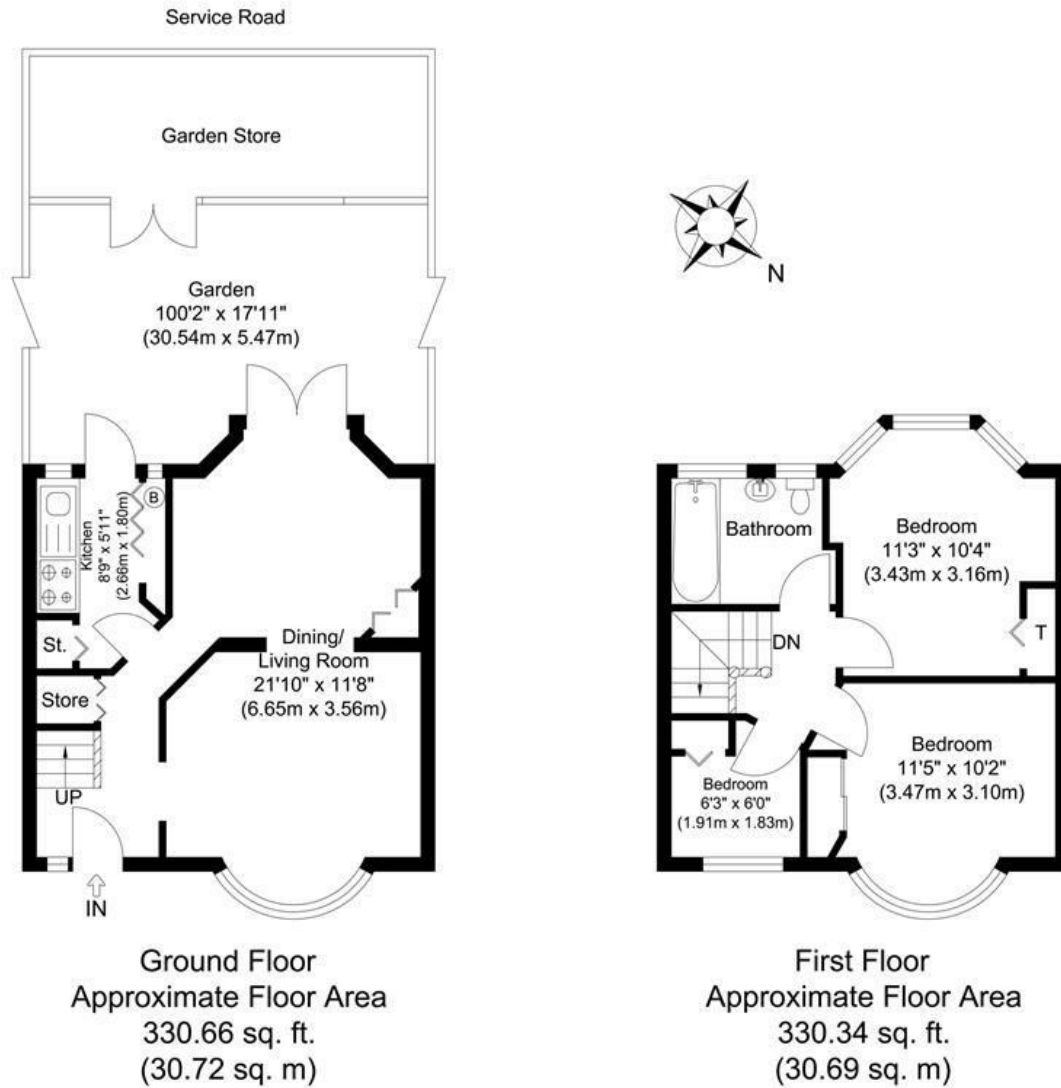
Directions







# Floor Plan



**Total Gross Internal Area**  
 661.01 sq. ft.  
 (61.41 sq. m)

**Westbury Avenue, Southall, UB1**

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 The Crescent, Southall, Middlesex, UB1 1RE  
 Tel: 0208 571 0253 Email: [info@parkfields-estates.com](mailto:info@parkfields-estates.com) <https://www.parkfields-estates.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	