



# Parkfields

Estates



## Shrubbery Road , Southall, UB1 2DU

Welcome to Shrubbery Road, Southall - a charming property with great potential! This delightful house, currently configured as two self-contained one-bedroom flats, offers a fantastic opportunity for a freehold investment purchase.

Situated near the vibrant Southall High Street, this property boasts a convenient location with easy access to local amenities, shops, and transport links. With vacant possession available, you have the flexibility to explore various options for this versatile space.

For those with a keen eye for development, the property presents an exciting prospect for further expansion, subject to planning permission. Imagine the possibilities of creating your dream home or maximizing the rental potential of this property.

Asking Price £499,950

## 6 Shrubbery Road , Southall, UB1 2DU

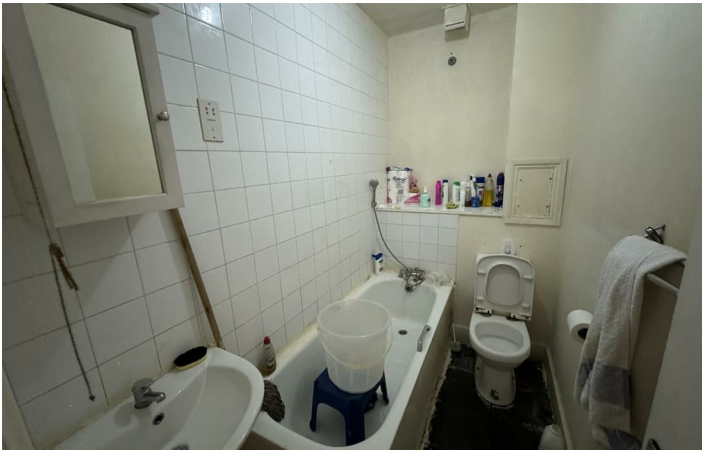


- ARRANGED AS TWO FLATS
- SEPARATE LEASES IF REQUIRED
- GROUND FLOOR FLAT WITH GARDEN
- FURTHER SCOPE FOR DEVELOPMENT (STPP)
- JUST BY HIGH STREET / BROADWAY
- NO ONWARD CHAIN

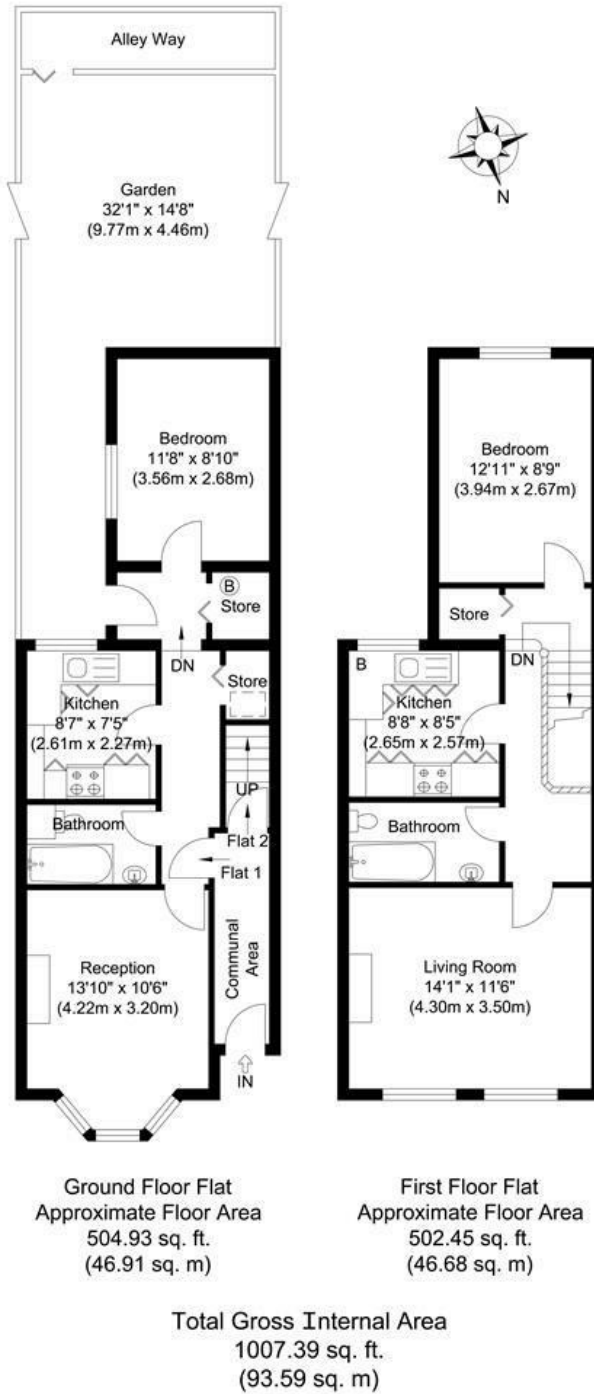


Directions





# Floor Plan



Ground Floor And First Floor Flats, Shrubby Road, 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.

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>	<b>61</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>		<b>78</b>
	EU Directive 2002/91/EC	