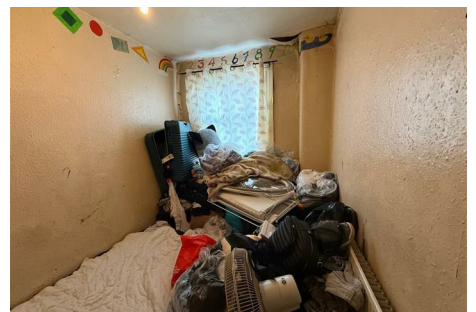




# Parkfields

Estates



## Northcote Avenue , Southall, UB1 2AZ

Nestled on the charming Northcote Avenue in Southall, this terraced house presents a wonderful opportunity for those looking to invest in a property with great potential. Spanning an impressive 931 square feet, the home features two spacious reception rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those seeking a comfortable living arrangement.

The property boasts two bathrooms, providing convenience and privacy for all occupants. While the house is in need of modernisation, this offers a unique chance for buyers to put their personal touch on the space and create a home that truly reflects their style and preferences.

Situated close to Southall Broadway, residents will benefit from easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable. This location is particularly appealing for investors, as the potential for rental income in this vibrant area is significant.

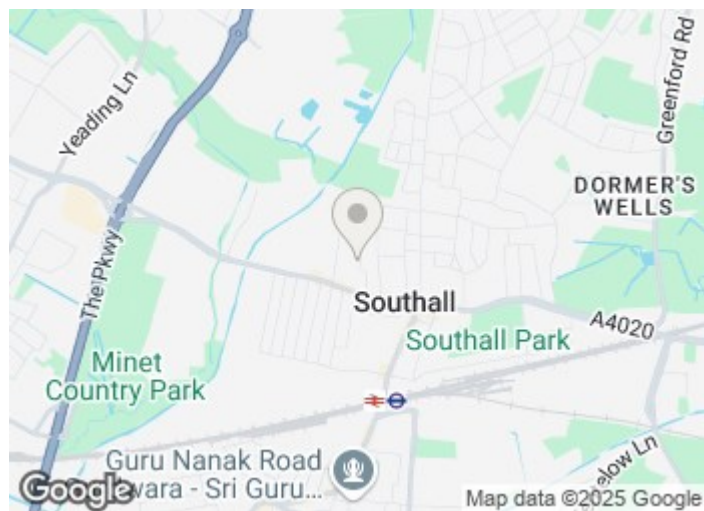
Asking Price £450,000

# 56 Northcote Avenue

, Southall, UB1 2AZ



- MID TERRACED
- TWO BATHROOMS
- IDEAL INVESTMENT OR PROJECT
- IN NEED OF UPDATING
- KITCHEN
- PLENTY OF SCOPE (STPP)
- TWO RECEPTIONS
- JUST BY SOUTHALL BROADWAY



Directions



# Floor Plan



## Northcote 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</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>		EU Directive 2002/91/EC	