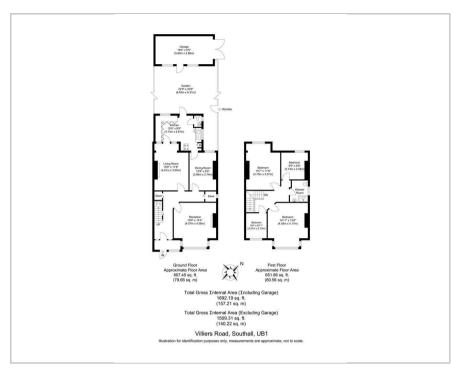
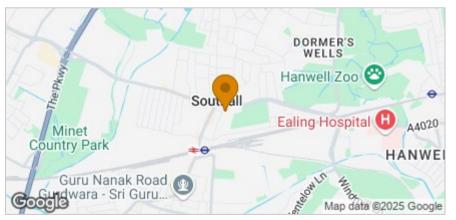


### Floor Plan



# Area Map



#### Accommodation

- SUBSTANTIAL SEMI DETACHED
- SCOPE TO RE DEVELOP (STPP)
- FOUR / FIVE BEROOMS
- THREE RECEPTIONS
- IDEAL FOR INVESTMENT / HMO BUYERS
- OPPOSITE VILLIERS HIGH SCHOOL
- EASY WALKING DISTANCE TO ELIZABETH LINE
- PREMIER ROAD
- RARE OPPORTUNITY
- NO ONWARD CHAIN

### Viewing

Please contact our Southall Office on 0208 571 0253 if you wish to arrange a viewing appointment for this property or require further information.

## **Energy Efficiency Graph**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         | 83        |
| (69-80) C                                   | 64      |           |
| (55-68)                                     | 104     |           |
| (39-54)                                     |         |           |
| (21-38)                                     |         |           |
| (1-20)                                      | 3       |           |
| Not energy efficient - higher running costs |         |           |







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 firms employment has the authority to make or give any representation or warranty in respect of the property.