

## Livingstone Road , Southall, UB1 1PH

Nestled on the desirable Livingstone Road in Southall, this charming first-floor maisonette, built in the 1950s, presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two well-proportioned bedrooms, a welcoming lounge, and a functional kitchen, complemented by a bathroom featuring a bath and WC.

One of the standout features of this maisonette is its delightful front and rear gardens, providing a perfect space for relaxation or outdoor activities. The property also offers the potential for off-street parking, subject to planning permission, which is a valuable asset in this sought-after area.

Conveniently located, the maisonette is just a short distance from Southall Broadway, where you will find a variety of shops, restaurants, and essential amenities. Additionally, the A312 is easily accessible, ensuring excellent transport links for commuting and exploring the wider region.

**Offers In The Region Of £285,000**



12a Livingstone Road  
, Southall, UB1 1PH



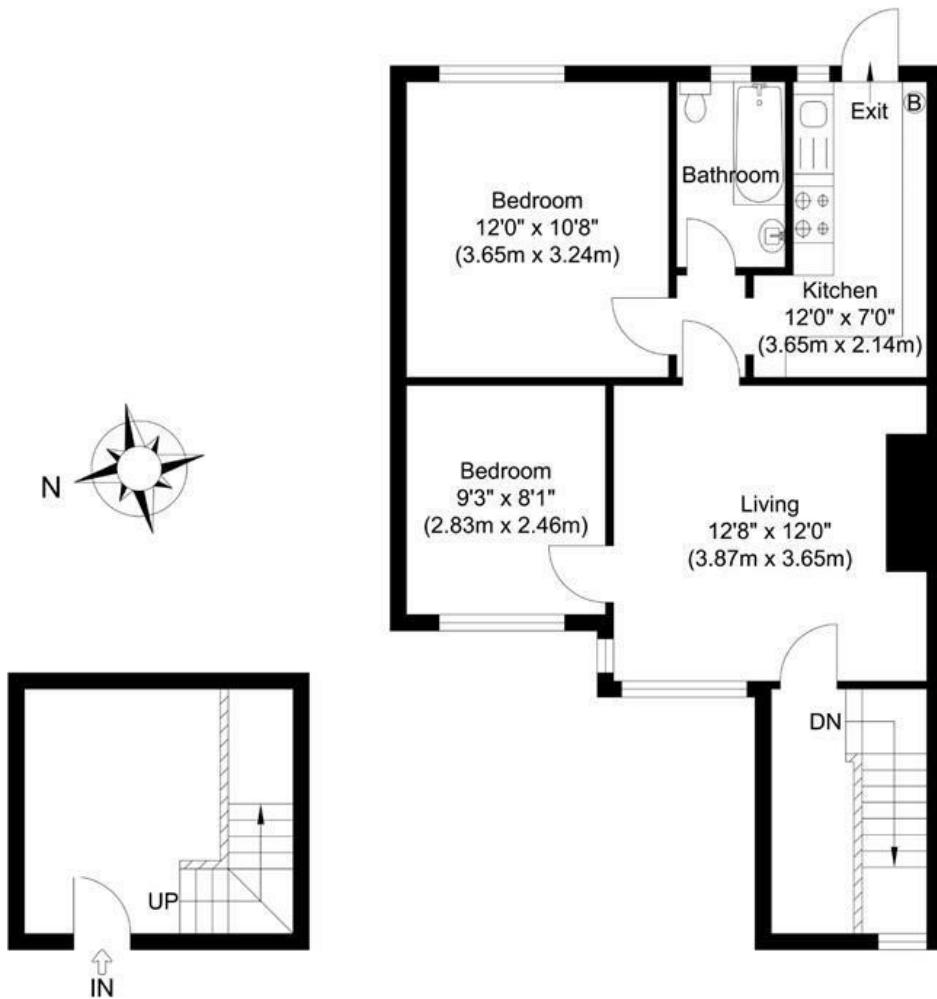
[Lease information](#)



[Directions](#)



## Floor Plan



Ground Floor  
Approximate Floor Area  
107.96 sq. ft.  
(10.03 sq. m)

First Floor  
Approximate Floor Area  
554.01 sq. ft.  
(51.47 sq. m)

Total Gross Internal Area  
661.98 sq. ft.  
(61.50 sq. m)

### First Floor, 12A Livingstone 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 firms 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) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	