



HILTONS ESTATES

BOYD AVENUE, SOUTHALL, UB1 3BT

OFFERS IN REGION OF £949,950



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A substantial detached freehold property occupying a generous plot in a highly sought-after Southall location. Offered with vacant possession, the property is currently arranged as 8 bedrooms, 1 reception room, 4 kitchens and 4 bathrooms.

The property offers exceptional development potential (STPP), including the possibility of conversion into 4+ self-contained flats, whilst the large plot may also provide scope for further extension, additional storeys and increased unit numbers, subject to the necessary consents. A substantial side plot and rear garden further enhance the site's redevelopment potential.

Conveniently located within easy reach of Southall Station (Elizabeth Line), providing fast connections to Central London and Heathrow Airport, as well as Southall Broadway, local amenities and major road links including the A40, A312 and M4.



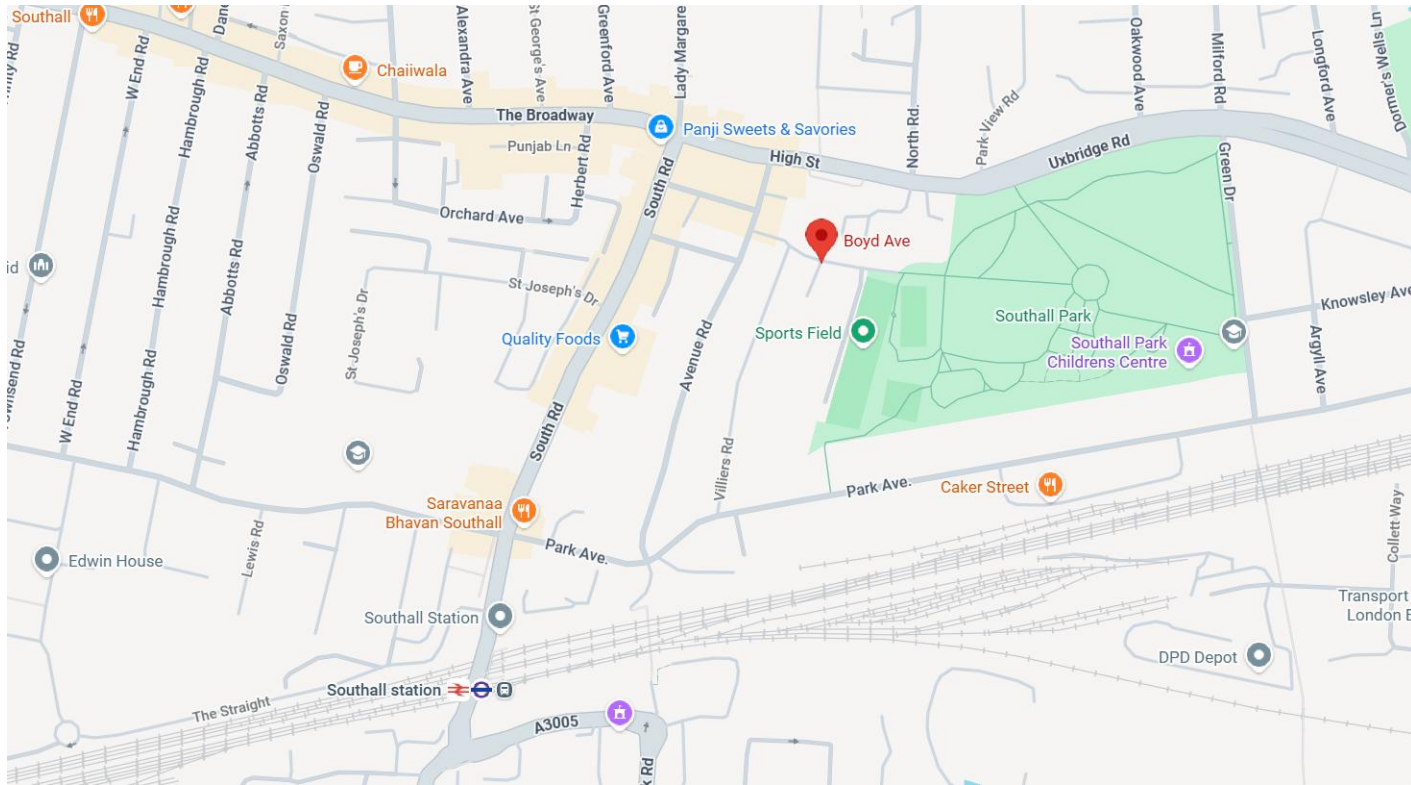
Detached freehold building

Large side plot and rear garden

Potential conversion into 4+ flats (STPP)

Further development and upward extension potential (STPP)

Outstanding investment and development opportunity (STPP)





2nd Floor



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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*Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspection And Assessment

Total: 2098 sq. Ft, 195 m2
 1st Floor: 1091 sq. Ft, 101 M2, 2nd Floor: 1007 sq. Ft, 94 m2
 Excluded Areas: Low Ceiling: 19 sq. Ft, 2 M2, Walls: 145 sq. Ft, 13 m2



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.