



FOR SALE · FIRST-FLOOR MAISONETTE

Western Road

Southall, UB2 5HN

Newly extended lease | No service charge | Close to the Elizabeth line

ASKING PRICE

£304,950



2
BEDROOMS

1
RECEPTION

1
BATHROOM

710
SQ FT

D
EPC RATING

Hiltons Estates are pleased to present this spacious two-bedroom first-floor maisonette on Western Road, Southall, UB2 5HN.

The property comprises two double bedrooms, a separate reception room, kitchen and bathroom. Benefits include a newly extended 99-year lease, no service charge and just £10 per annum ground rent.

Situated in central Southall, the property is conveniently positioned for local shops, everyday amenities and Southall train station, offering Elizabeth Line connections to Central London and Heathrow Airport. An ideal purchase for first-time buyers and buy-to-let investors alike.

KEY FEATURES

- Spacious first-floor maisonette
- Two double bedrooms
- Separate reception and kitchen
- Newly extended 99-year lease
- No service charge · £10 p.a. ground rent
- Close to Southall station (Elizabeth line)

AT A GLANCE

PROPERTY TYPE	First-floor maisonette
BUILT	1920s – 1930s
ACCOMMODATION	2 bedrooms · 1 reception · 1 bathroom
FLOOR AREA	Approx. 710 sq ft
TENURE	Leasehold · newly extended 99-year lease
SERVICE CHARGE	None
GROUND RENT	£10 per annum
HEATING	Gas central heating
PARKING	On-road
LOCAL AUTHORITY	London Borough of Ealing



RECEPTION ROOM



KITCHEN



BEDROOM ONE



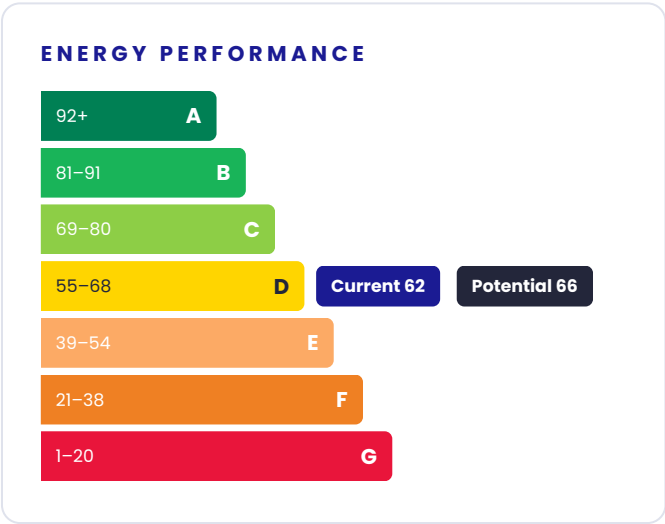
BEDROOM TWO

LOCATION

- Central Southall position
- Southall station · Elizabeth line to Central London
- Local shops & everyday amenities nearby
- Direct Elizabeth line links to Heathrow Airport



FLOOR PLAN FOR ILLUSTRATIVE PURPOSES ONLY · NOT TO SCALE



ARRANGE A VIEWING

Harvin

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AGENTS NOTE

These particulars are provided for guidance purposes only and do not form part of any offer or contract. All measurements, floor areas and distances are approximate. Services, systems and appliances have not been tested and no warranty is given as to their condition or operability. Photographs are for illustration only and fixtures or furnishings shown may not be included in the sale. Lease, service charge and ground rent details should be verified by the purchaser's solicitor. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement before entering into any commitment.