

FOR SALE · APARTMENT

Salisbury Road

Southall, UB2 5QJ

Offers In Region Of £299,950

HILTONS ESTATES

2	2	603	B
BEDROOMS	BATHROOMS	SQ FT	EPC RATING

The Property

A well-presented two-bedroom, two-bathroom apartment set within a modern purpose-built development in Southall (UB2), offered in very good condition throughout and suiting both owner-occupiers looking to move straight in and investors seeking a ready-made addition to their portfolio.

The accommodation extends to approximately 603 sq ft and is arranged around a generous open-plan reception room and fitted kitchen measuring 22' x 11'11, with doors opening to a private balcony. There are two bedrooms, the principal bedroom measuring 16'5 x 11'5, together with a bathroom and a separate shower room, a wide entrance hallway and two built-in storage cupboards.

The property is held on a long lease with 988 years remaining and currently carries a service charge of £2,300 per annum and ground rent of £330 per annum. Estimated rental income is in the region of £1,800 per calendar month, representing a gross yield of approximately 7.2%. Salisbury Road is well placed for Southall's shops, supermarkets, restaurants and schools, with Southall Elizabeth Line station providing fast connections into Central London and Heathrow, and easy access to the A312, A4 and M4.

KEY FEATURES

- Two-bedroom, two-bathroom modern apartment (603 sq ft)
- Open-plan reception room & fitted kitchen (22' x 11'11)
- Private balcony and two built-in storage cupboards
- Long leasehold — 988 years remaining
- Investment opportunity: est. £1,800 pcm (7.2% gross yield)
- Southall Elizabeth Line station & local amenities nearby



OPEN-PLAN RECEPTION ROOM

Kitchen, Bedrooms & Bathrooms



KITCHEN AREA



BEDROOM ONE



BEDROOM TWO

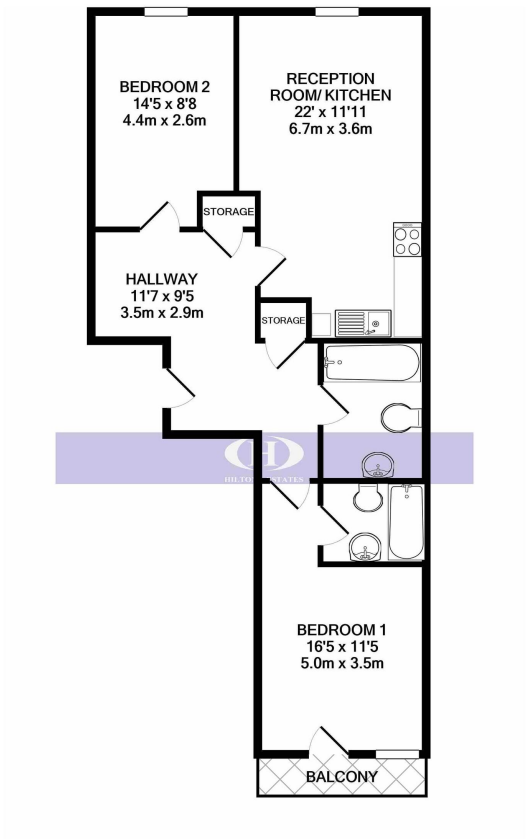


BATHROOM



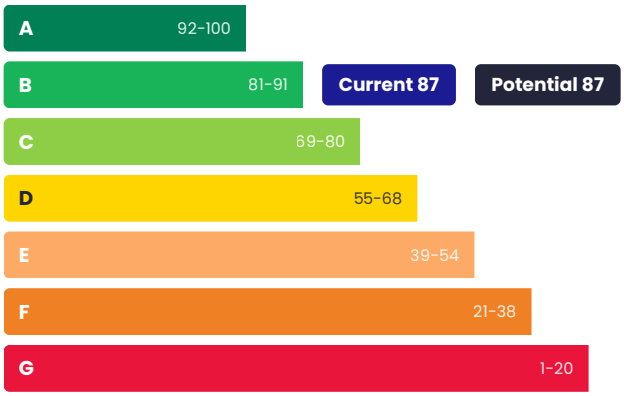
SHOWER ROOM

Floor Plan & Information



TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENERGY EFFICIENCY RATING



Environmental Impact (CO_2) Rating: Current 90 · Potential 90 (Band A)

PROPERTY INFORMATION

Property Type	Apartment
Property Age	Modern
Condition	Very Good
Bedrooms / Bathrooms	2 / 2
Receptions / Kitchens	1 / 1
Floor Area	603 sq ft (56.0 m²)
Tenure	Leasehold — 988 years
Service Charge	£2,300 per annum
Ground Rent	£330 per annum
Est. Rental Income	£1,800 pcm (7.2%)
Sale Method	Private Treaty
Price	OIRO £299,950

ARRANGE A VIEWING

Harvin

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Agents Note: These particulars, floor plans and photographs 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, and none of the statements contained herein should be relied upon for valuation, legal or mortgage purposes. Services, appliances and fittings have not been tested. Lease length, service charge, ground rent and rental figures are provided by the vendor and should be verified by your solicitor. These particulars do not form part of any offer or contract. All interested parties are advised to carry out their own inspections and assessments and to satisfy themselves as to the accuracy of the information provided.