



Trinity Road | Southall | UB1 1EW

A well-presented **three-bedroom** mid-terraced house, ideally positioned in an established urban location. The property offers two reception rooms, a fitted kitchen, and a family bathroom, with gas central heating throughout. Externally, the home benefits from a private rear garden with patio and outbuilding, while on-road permit parking is available to the front. Dating from the 1940s, the property is in **good condition** and **offers excellent scope for extension or further development** (STPP). An attractive opportunity for both owner-occupiers and investors alike, with an estimated **rental income of £2,500 pcm**, delivering a strong 5.88% yield.

REDUCED £499,950

HILTONS ESTATES