







**HILTONS ESTATES**

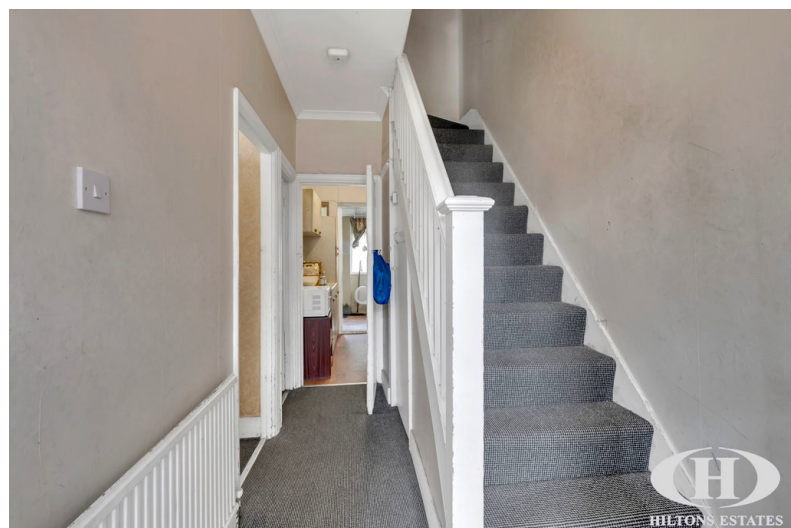
**Evelyn Grove**

, Southall, UB1 2BT

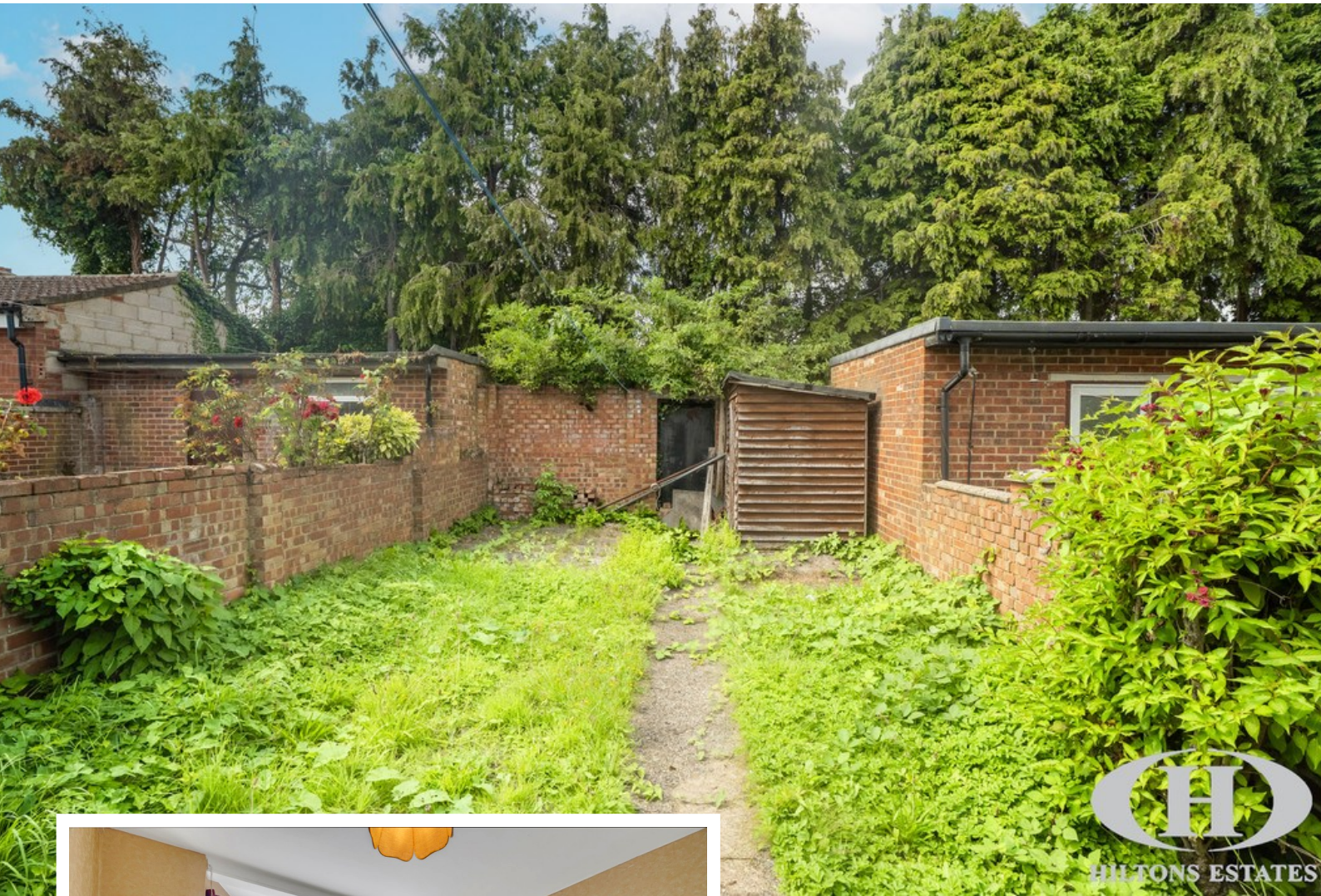
**REDUCED £529,950**

EPC Rating '65'

-  Freehold mid-terrace home
-  Two reception rooms + kitchen
-  Rear garden with scope to extend (STPP)
-  Potential for front driveway (STPP)







## Property Description

Hiltons Estates presents this Freehold mid-terrace home in Southall, UB1 – brimming with potential for families, developers, and investors.

The property offers two reception rooms, a kitchen, and a rear garden. Upstairs includes two double bedrooms, a single room, and a family bathroom.

In need of modernisation, this home provides huge scope to extend and add value (STPP), with the possibility to create a front driveway (STPP).

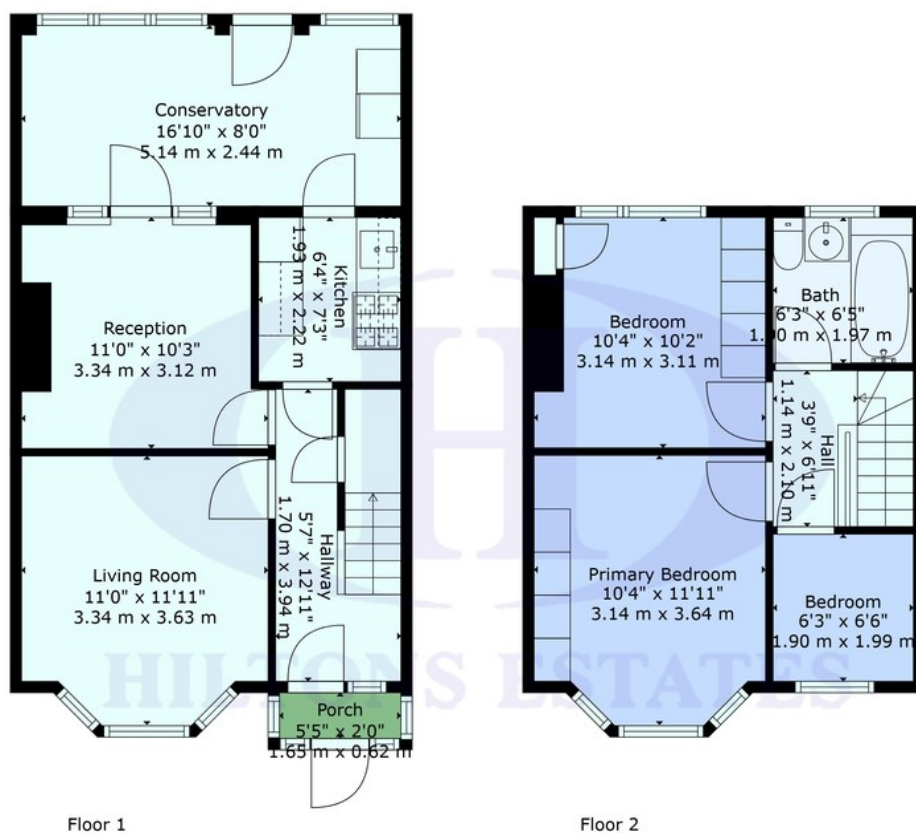
Ideally located just off Lady Margaret Road, with easy access to Southall Broadway, schools, shops, bus routes, Southall Crossrail, Heathrow, and the A40.

A superb opportunity to transform and maximise value – not to be missed!









**TOTAL: 851 sq. ft, 79 m<sup>2</sup>**  
 FLOOR 1: 493 sq. ft, 46 m<sup>2</sup>, FLOOR 2: 358 sq. ft, 33 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 11 sq. ft, 1 m<sup>2</sup>  
 WALLS: 74 sq. ft, 8 m<sup>2</sup>

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 Inspections And

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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