





Separate leases have not been made, hence the sale of the whole property. Hiltons present this great opportunity for investors looking around the sought after Southall, this property comprises of 2 split maisonettes with 3 bedrooms on both floors with separate kitchen/diner plus family bathrooms. Ideal for investors looking to generate a high rental income. The rear of the property benefits from a fully paved garden with good width and length. Off street parking for up to 4 cars also benefits this property. Located near Southall Broadway, this property is ideal for those seeking a property in the UB1 area. The location also provides easy access to local amenities and transport links such as the A40, alongside bus routes leading towards Heathrow Airport.

2 SPLIT MAISONETTES

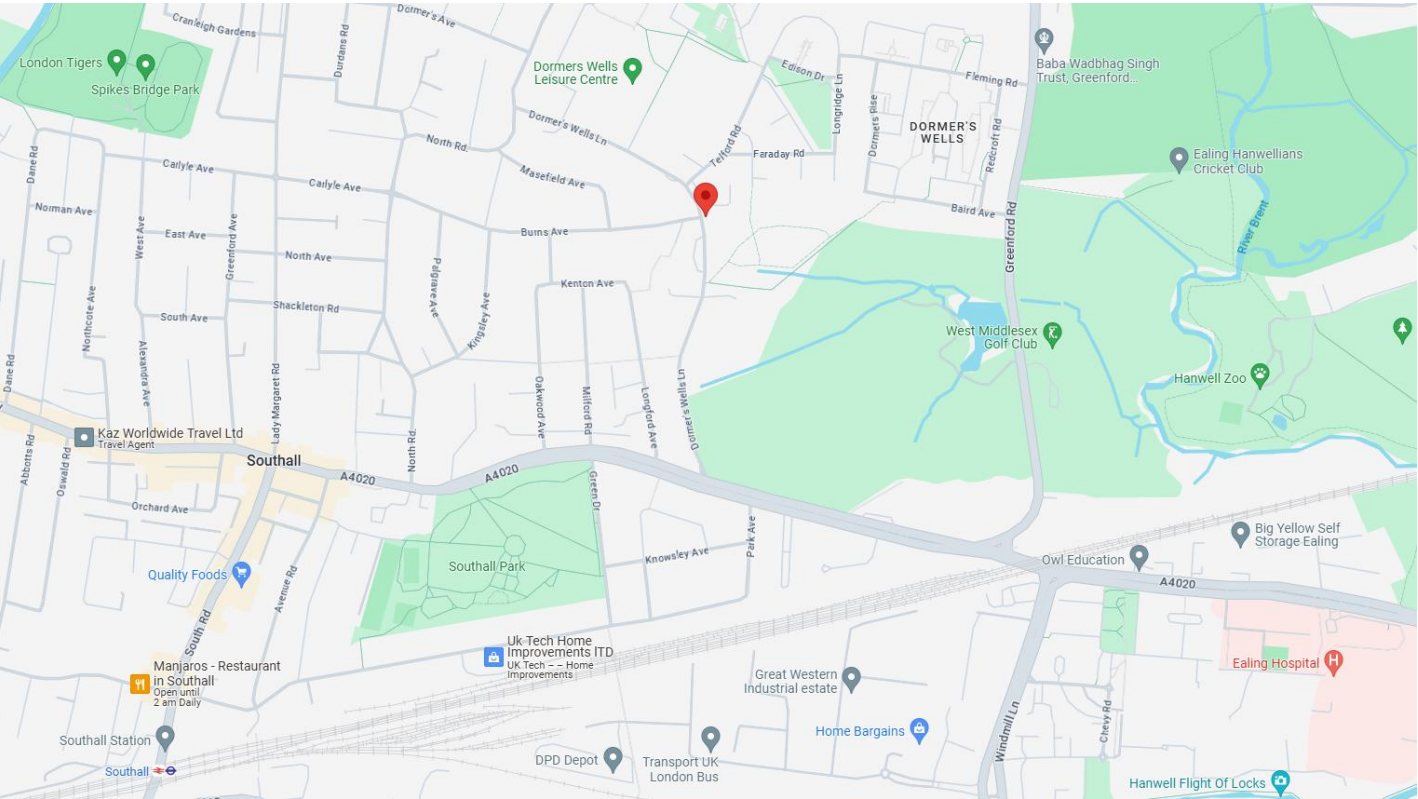
3 BEDROOMS EACH

INVESTMENT OPPORTUNITY

SEPARATE KITCHEN/DINERS

FULLY PAVED GARDEN





GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		