



Dudley Road | Southall | UB2 5AS

CASH BUYERS ONLY: Hiltons Estates are delighted to offer this 2-bedroom ground floor maisonette with a generous private garden – available to cash buyers only. The property comprises a bright reception room, separate kitchen, family bathroom, one double bedroom, and one single bedroom. In need of refurbishment, it offers strong value-add potential for investors or developers. With a short lease of approx. 60 years and estimated extension cost of £20–30k, this is an ideal opportunity to increase capital value. There is also scope to extend or develop further (STPP). Well located near local schools, amenities, and excellent transport links including Southall Crossrail (Elizabeth Line). Estimated Rent: £1,750 PCM (Approx. 10.5% Yield)
Serious cash buyers only – early viewings highly recommended.

£199,950

HILTONS ESTATES