



FOR SALE • COTTAGE & FLAT • INVESTMENT

Industrious Cottages

1 & 1a, The Common, Southall, Middlesex, UB2 5JG

OFFERS IN REGION OF

£499,950



3

BEDROOMS

2

BATH / SHOWER

937

SQ FT

End-of-Terrace

PROPERTY TYPE

The Property

1 & 1A INDUSTRIOUS COTTAGES, THE COMMON · UB2 5JG

A unique and highly versatile investment opportunity comprising a two-bedroom cottage and separate one-bedroom flat, both sold under one title. The end-of-terrace property offers excellent rental yield potential and significant scope for further development.

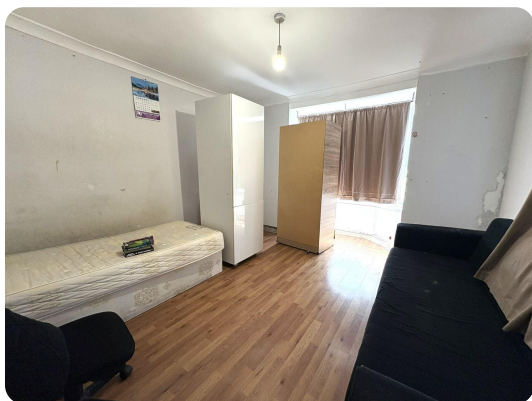
The two-bedroom cottage features a large reception, kitchen and WC downstairs, with two double bedrooms and bathroom upstairs. The recently modernised one-bedroom flat comprises an open-plan reception/kitchen, double bedroom and shower room.

Externally, the property benefits from canal views, side access and a massive rear garden, with potential for a loft conversion, further extensions and an annexe, subject to planning.

Ideally located close to Southall's shops, restaurants, supermarkets and schools, with Elizabeth Line services from Southall station providing fast connections to Central London and Heathrow. The A312, A4 and M4 are also easily accessible.

KEY FEATURES

- Two-bedroom cottage and separate one-bedroom flat
- Both sold under one title — end-of-terrace
- Approx. 937 sq ft / 87.1 m²
- Cottage: large reception, kitchen and ground floor WC
- Recently modernised flat with open-plan reception/kitchen
- Canal views, side access and a massive rear garden
- Scope for loft conversion, extension and annexe, STP
- Elizabeth Line from Southall — Central London and Heathrow



COTTAGE — RECEPTION



COTTAGE — KITCHEN



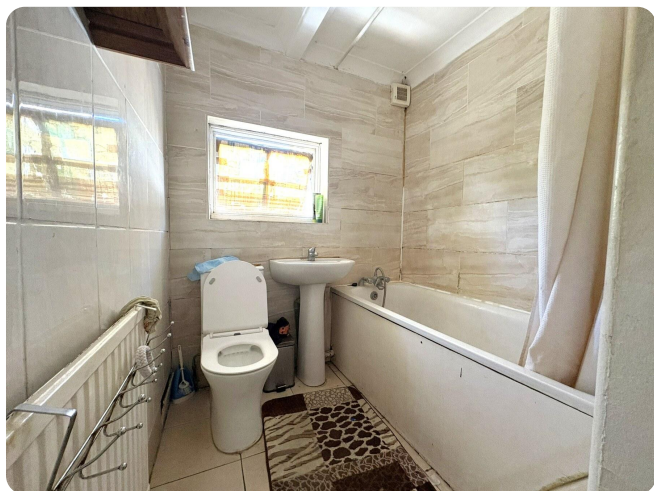
COTTAGE — BEDROOM ONE



COTTAGE — BEDROOM TWO

Bathroom & The Flat

1 & 1A INDUSTRIOUS COTTAGES, THE COMMON · UB2 5JG



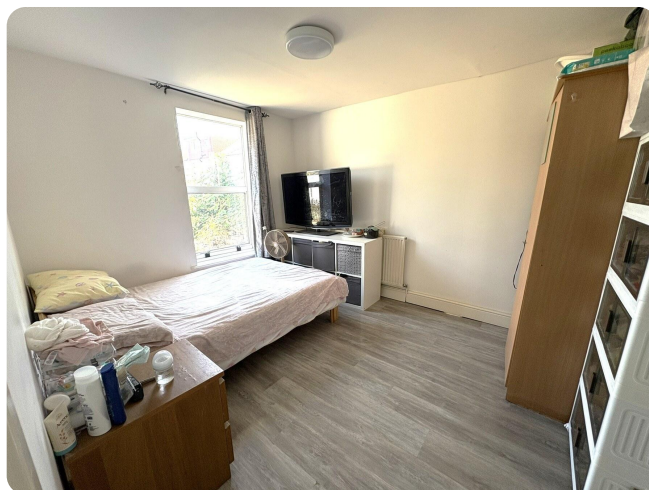
COTTAGE — BATHROOM



FLAT — RECEPTION / KITCHEN



FLAT — KITCHEN AREA



FLAT — BEDROOM



FLAT — SHOWER ROOM



SIDE ACCESS — ENTRANCE TO 1A

Garden & Outside

1 & 1A INDUSTRIOUS COTTAGES, THE COMMON · UB2 5JG



REAR GARDEN



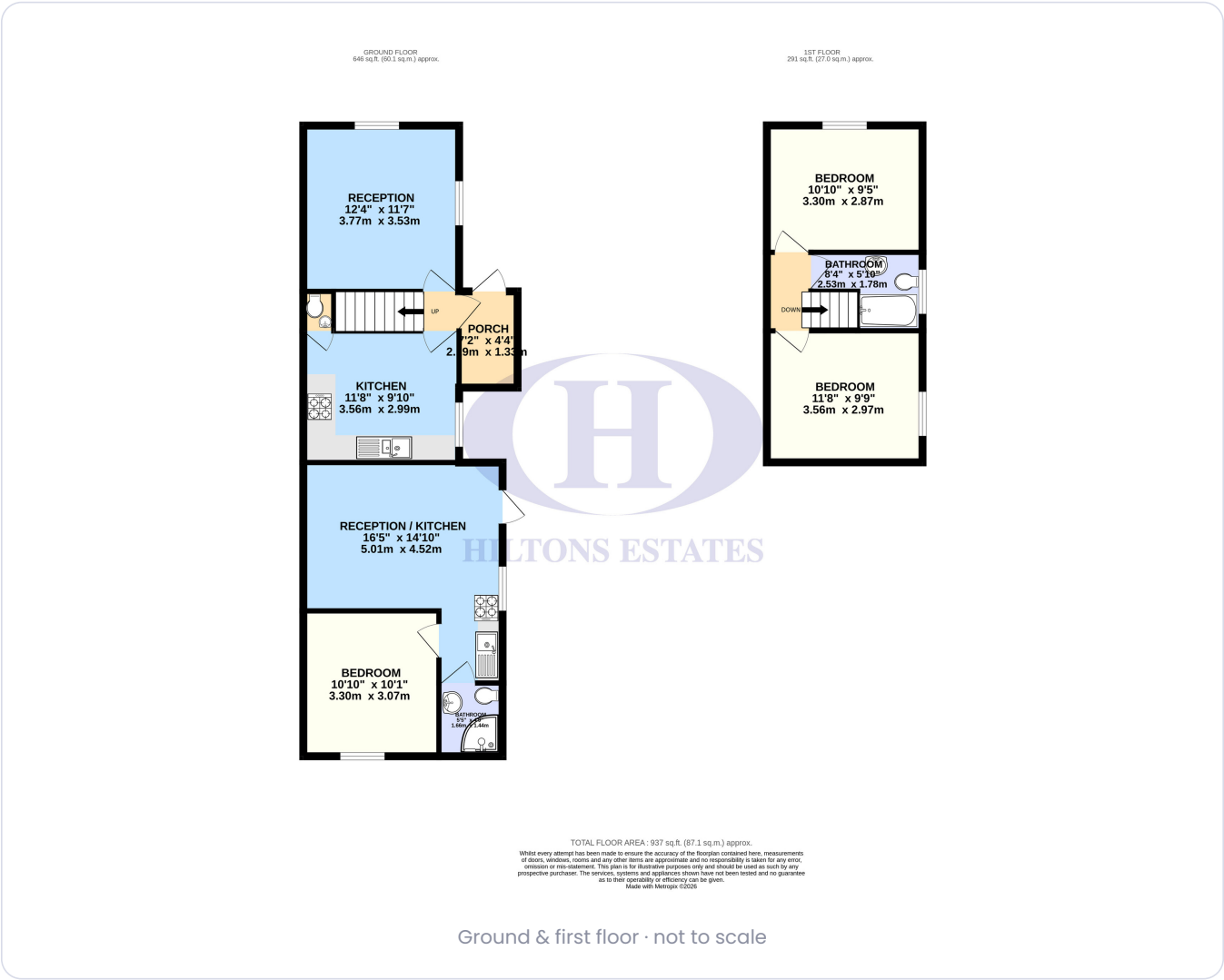
REAR ASPECT



OUTLOOK FROM THE PROPERTY

Floor Plan & Dimensions

1 & 1A INDUSTRIOUS COTTAGES · APPROX. 937 SQ FT



ROOM DIMENSIONS

COTTAGE — NO. 1

Reception	12'4" × 11'7"
Kitchen	11'8" × 9'10"
Porch	7'2" × 4'4"
Bedroom One	11'8" × 9'9"
Bedroom Two	10'10" × 9'5"
Bathroom	8'4" × 5'10"

FLAT — NO. 1A

Reception / Kitchen	16'5" × 14'10"
Bedroom	10'10" × 10'1"
Shower Room	5'5" × 4'9"
Ground Floor	646 sq ft / 60.1 m ²
First Floor	291 sq ft / 27.0 m ²
Total	937 sq ft / 87.1 m ²

Further Information

1 & 1A INDUSTRIOUS COTTAGES, THE COMMON · UB2 5JG



FRONT ELEVATION

KEY INFORMATION

Accommodation — Cottage (No. 1) Porch · large reception · kitchen · ground floor WC · two double bedrooms · first floor bathroom

Accommodation — Flat (No. 1a) Open-plan reception/kitchen · double bedroom · shower room · recently modernised

Floor Area approx. 937 sq ft / 87.1 m² — ground floor 646 sq ft, first floor 291 sq ft · **Type** End-of-terrace · **EPC** Current 66 (D) · Potential 90 (B)

Outside Massive rear garden · side access · canal views · scope for loft conversion, further extension and an annexe, subject to planning. Both properties sold under one title; tenure to be confirmed and verified by your solicitor

Arrange a Viewing

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Southall UB1 1NF

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www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.