



FOR SALE • MID-TERRACE HOUSE

Bankside

Southall, UB1 1NH

OFFERS IN REGION OF

£399,950



2

BEDROOMS

1

BATHROOM

69 (c)

EPC RATING

House

PROPERTY TYPE

The Property

BANKSIDE, SOUTHALL · UBI 1NH

Hiltons Estates present this well-located two-bedroom home offering excellent potential for first-time buyers and investors alike.

The property features two first-floor bedrooms, a bright living room, separate fully fitted kitchen, family bathroom, and direct access to a private rear garden. A generous loft space provides scope for future extension (STPP).

Further benefits include a private driveway to the front providing off-street parking.

Ideally situated close to Southall Broadway, local shops and excellent transport links, with bus routes offering convenient access to Heathrow Airport.

An ideal starter home or investment opportunity. Early viewing recommended.

Key Features

- Two Bedroom Mid-Terrace House
- Bright Living Room
- Separate Fully Fitted Kitchen
- Family Bathroom
- Private Rear Garden
- Loft Space With Scope To Extend (STPP)
- Driveway Providing Off-Street Parking
- Close To Southall Broadway & Transport Links

ESTIMATED RENTAL INCOME

£1,800 pcm

5.4%

Gross Yield



FRONT EXTERIOR

Further Information

BANKSIDE, SOUTHALL · UB1 1NH

Key Information

Accommodation Living room · fully fitted kitchen · two first-floor bedrooms · family bathroom · loft space

Type Mid-Terrace House · **EPC** Current 69 (C), Potential 88 (B)

Outside Private rear garden. Driveway to the front providing off-street parking.

Potential Generous loft space offering scope for future extension, subject to planning permission (STPP).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current 69 (C) · Potential 88 (B)

Arrange a Viewing

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020 8574 1999

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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. Any extension potential is subject to planning permission and should be verified with the local authority. Estimated rental income is indicative only and should be verified independently.