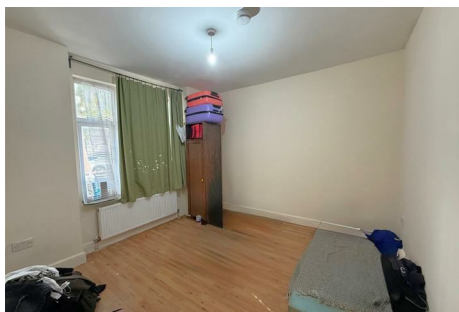
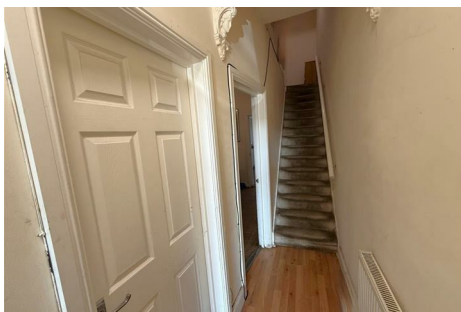




Parkfields

Estates



West End Road , Southall, UB1 1JH

Nestled on the vibrant West End Road in Southall, this terraced house presents an exceptional opportunity for investors seeking a lucrative property. With its current designation as a House of Multiple Occupation (HMO), this residence is perfectly suited for those looking to maximise rental income.

The property boasts two spacious reception rooms, providing ample space for relaxation and social gatherings. The three well-appointed bedrooms offer comfortable living quarters, making it an attractive option for tenants. Additionally, the house features two bathrooms, ensuring convenience and privacy for all occupants.

Currently generating a remarkable rental income of £3,100 per month, this property stands out as a sound investment in a thriving area. Southall is known for its rich cultural diversity and excellent transport links, making it a desirable location for renters.

Asking Price £525,000

28 West End Road , Southall, UB1 1JH



- MID TERRACE
- WALKING DISTANCE TO SOUTHALL BROADWAY
- HOUSE OF MULTIPLE OCCUPATION (HMO)
- EASY ACCESS TO ELIZABETH LINE
- IDEAL FOR INVESTORS
- NO CHAIN



[Directions](#)



Floor Plan



Total Gross Internal Area (Including Garden Store)
1222.35 sq. ft.
(113.56 sq. m)

Total Gross Internal Area (Excluding Garden Store)
1070.47 sq. ft.
(99.45 sq. m)

28 West End Road, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	