



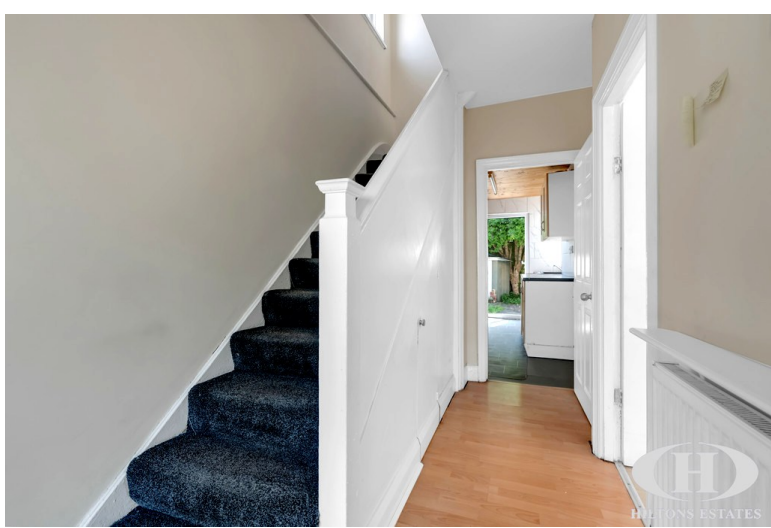
**Kingsley Avenue**  
Southall, UB1 2LZ

- Prime development opportunity on Kingsley Avenue, Southall
- Extended 3-bedroom semi-detached home with huge single-storey side extension
- Strong potential to add a first floor and create 2 x three-bedroom houses (STPP)
- Large driveway for at least 5 cars plus good-sized rear garden

**Offers In Region Of £750,000**

EPC Rating 'TBC'





### Property Description

A prime development opportunity on Kingsley Avenue, Southall, offering significant scope to extend, redevelop, or optimise the plot (STPP).

The property currently comprises an extended three-bedroom semi-detached home, featuring an exceptionally large single-storey side extension that provides a substantial footprint. This creates clear potential to build above and further expand. The generous plot also offers the possibility to reconfigure into two three-bedroom houses, or more with loft extensions (STPP).

Additional benefits include a large driveway with space for at least five cars and a good-sized rear garden, enhancing both practicality and development flexibility.

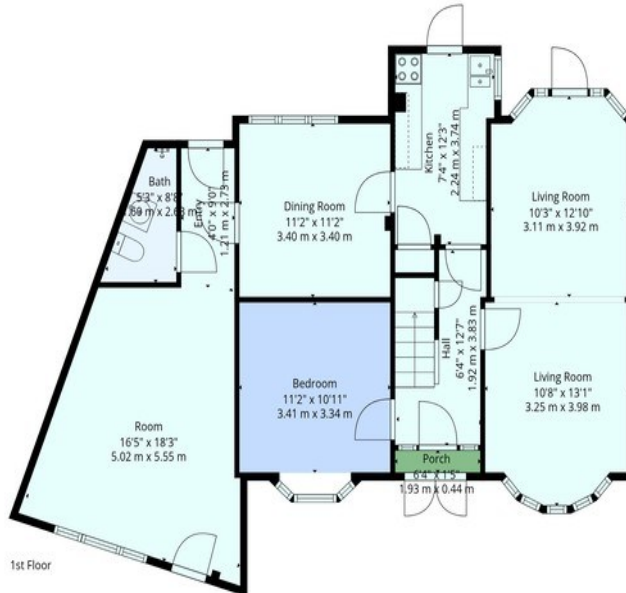
Located in a highly sought-after road close to Lady Margaret Road, the property is within easy reach of local shops, schools, and amenities. Excellent transport links via Southall railway station provide fast connections into Central London and Heathrow.







2nd Floor



1st Floor

**Total: 1432 sq. Ft, 133 m2**

1st Floor: 1006 sq. Ft, 93 M2, 2nd Floor: 426 sq. Ft, 40 m2

Excluded Areas: Porch: 9 sq. Ft, 1 M2, Bay Window: 11 sq. Ft, 1 M2, Walls: 118 sq. Ft, 11 m2



These floor plans are provided for general guidance and illustrative purposes only. While every effort has been made to ensure accuracy, measurements and layouts are approximate and not to scale. These plans should not be relied upon for valuation, legal, or mortgage purposes. We recommend all interested parties carry out their own inspections and assessments.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements