



FOR SALE • COTTAGE

Industrious Cottages

The Common, Southall • UB2 5JG

Offers Over £499,950



3

BEDROOMS

2

BATHROOMS

937

SQ FT

2

RECEPTION ROOMS

The Property

Industrious Cottages, The Common, Southall, UB2 5JG

A unique and highly versatile investment opportunity comprising a two-bedroom cottage and a separate one-bedroom flat, both being sold under one title. Located in a desirable end-of-terrace position, the property offers excellent rental potential and the opportunity to achieve a strong rental yield, making it particularly attractive to investors.

The two-bedroom cottage comprises a large reception room, kitchen and WC on the ground floor, with two double bedrooms and a family bathroom upstairs. The separate one-bedroom flat has been recently modernised and features a spacious open-plan reception/kitchen, double bedroom and modern shower room. The property also benefits from canal views, side access and a massive rear garden, offering a rare amount of outdoor space. There is significant further potential, subject to the necessary planning permissions, including a loft conversion, additional extensions and the possibility of constructing a separate annexe. The Common is conveniently positioned for Southall's wide range of shops, restaurants, supermarkets, schools and local amenities, with Southall Elizabeth Line station providing excellent connections into Central London and Heathrow.

Key Features

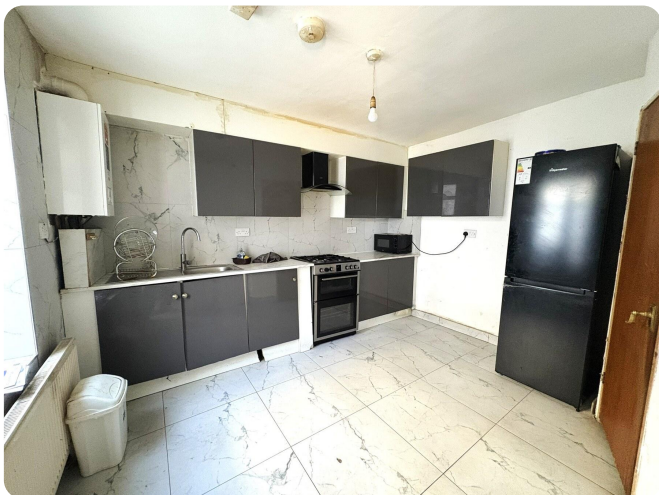
- Two-bedroom cottage + separate one-bedroom flat
- £3,600pcm rental return
- Excellent investment & rental yield potential
- End-of-terrace position
- Massive rear garden
- Side access
- Canal views
- Recently modernised 1-bedroom flat
- Potential loft extension & further extensions
- Excellent transport links & amenities



COTTAGE RECEPTION



COTTAGE KITCHEN



FLAT RECEPTION / KITCHEN



REAR GARDEN

The Cottage

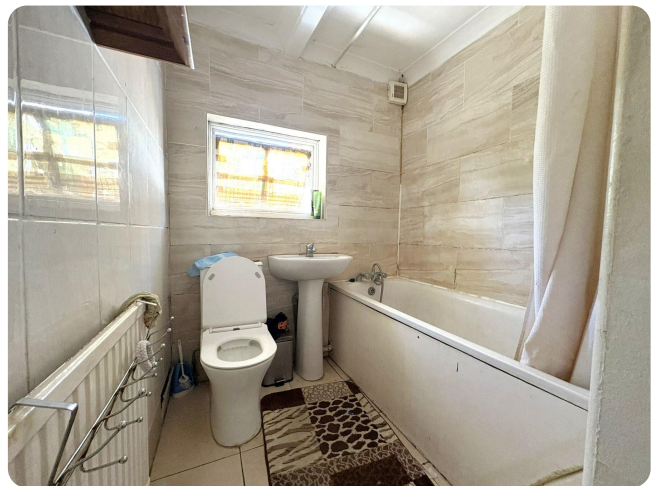
Industrious Cottages, The Common, Southall, UB2 5JG



BEDROOM ONE



BEDROOM TWO



FAMILY BATHROOM



The Flat & Outside Space

Industrious Cottages, The Common, Southall, UB2 5JG



REAR GARDEN & CANAL-SIDE OUTLOOK



FLAT BEDROOM

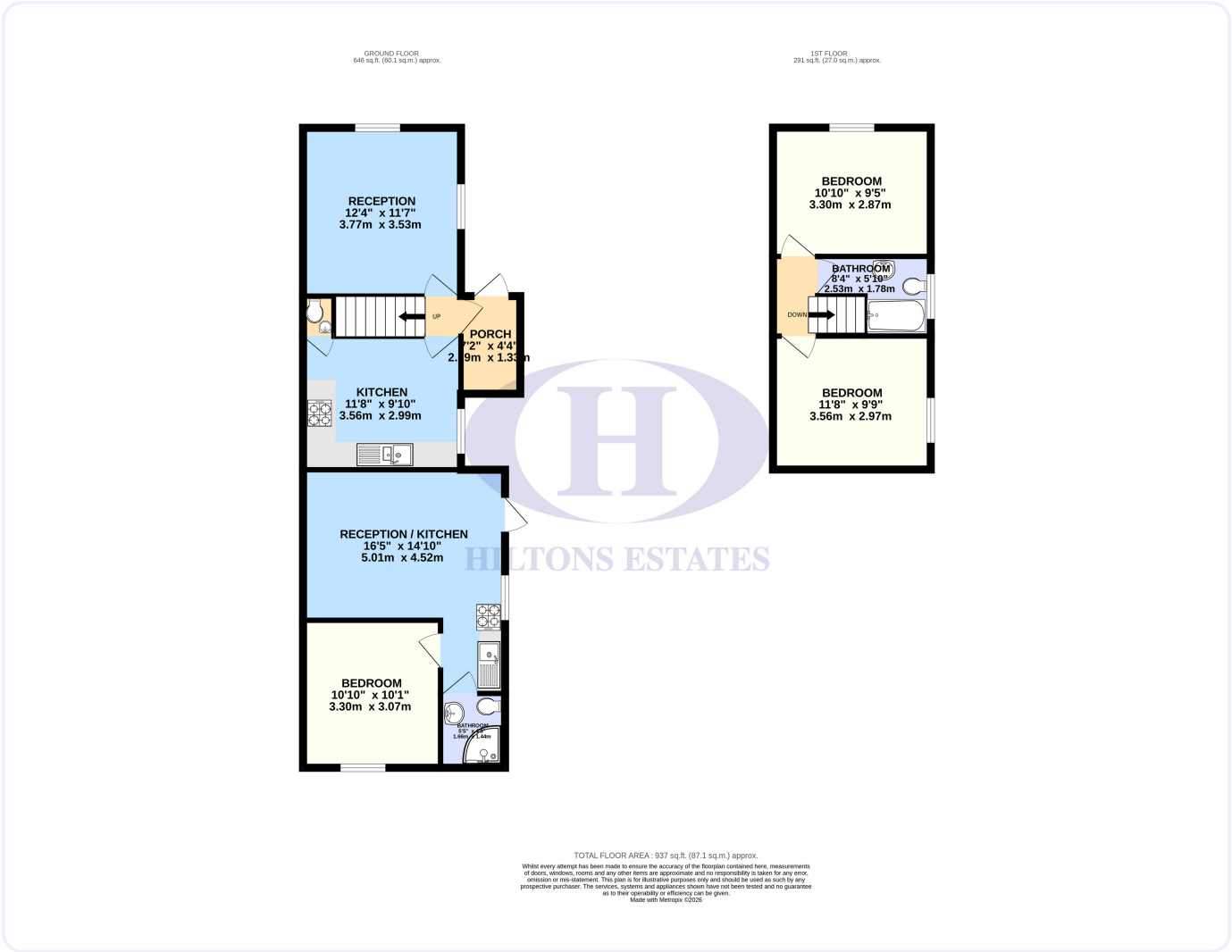


FLAT SHOWER ROOM



Floor Plan & Information

Industrious Cottages, The Common, Southall, UB2 5JG



Energy Performance



Arrange a Viewing

Hiltens Estates — Harvin

137 Western Road

harvin@hiltens-estates.com

www.hiltens-estates.com

Agents Note: These particulars are for guidance purposes only and do not constitute any part of an offer or contract. All measurements are approximate and photographs are provided for general information only. It should not be assumed that the property has all necessary planning, building regulation or other consents. Hiltens Estates have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order. Interested parties are advised to obtain verification from their solicitor or surveyor. Rental figures are estimates and should be independently verified.