



HILTONS ESTATES



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Trinity Road

, Southall, UB1 1EW

- Three-bedroom mid-terraced house
- Two reception rooms
- Private rear garden with patio & outbuilding
- Gas central heating throughout

**REDUCED £499,950**

EPC Rating 'TBC'



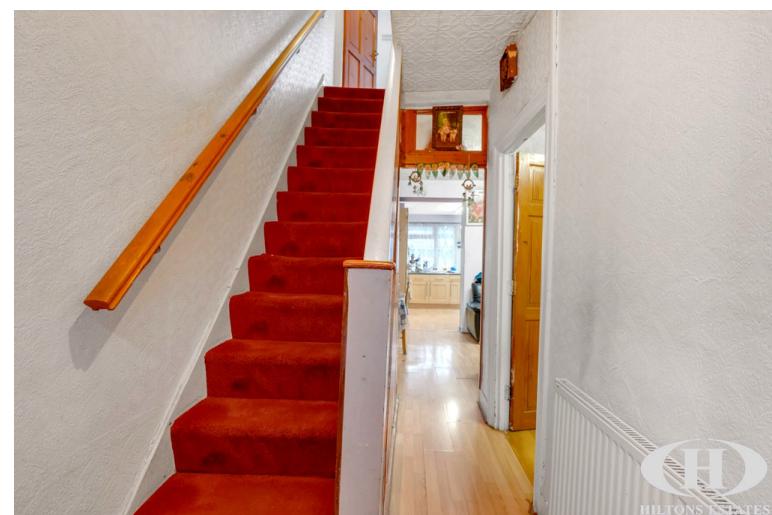


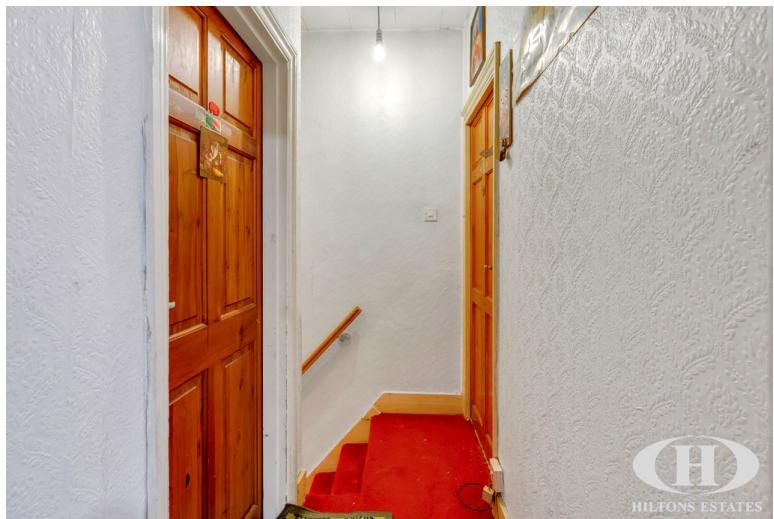
## Property Description

A well-presented three-bedroom mid-terraced house, ideally positioned in an established urban location. The property offers two reception rooms, a fitted kitchen, and a family bathroom, with gas central heating throughout.

Externally, the home benefits from a private rear garden with patio and outbuilding, while on-road permit parking is available to the front. Dating from the 1940s, the property is in good condition and offers excellent scope for extension or further development (STPP).

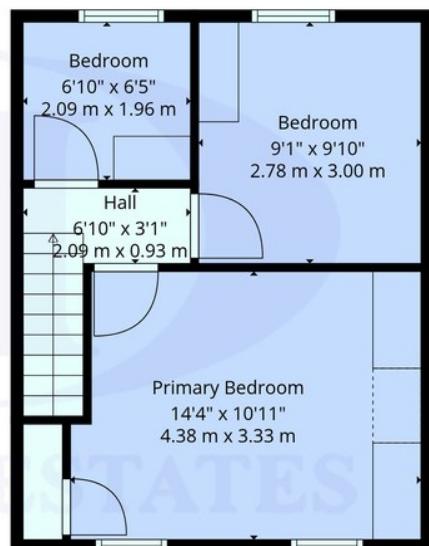
An attractive opportunity for both owner-occupiers and investors alike, with an estimated rental income of £2,500 pcm, delivering a strong 5.88% yield.







1st Floor



2nd Floor



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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.

**TOTAL: 858 sq. ft, 80 m<sup>2</sup>**  
 1st floor: 514 sq. ft, 48 m<sup>2</sup>, 2nd floor: 344 sq. ft, 32 m<sup>2</sup>  
**EXCLUDED AREAS: WALLS: 66 sq. ft, 5 m<sup>2</sup>**

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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 are 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.