



Parkfields

Estates



East Avenue , Southall, UB1 2AQ

Nestled on the charming East Avenue in Southall, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. The property is chain-free, allowing for a smooth and efficient purchase process.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits, making it a functional area for daily living.

This home boasts two generously sized double bedrooms, ensuring comfort and privacy for all occupants. The bathroom is conveniently located, catering to the needs of the household.

This property is not only a lovely home but also presents an excellent investment opportunity. Currently, it is generating a gross rental income of £1,850 per month, making it an attractive option for those looking to

Asking Price £455,000

19 East Avenue , Southall, UB1 2AQ



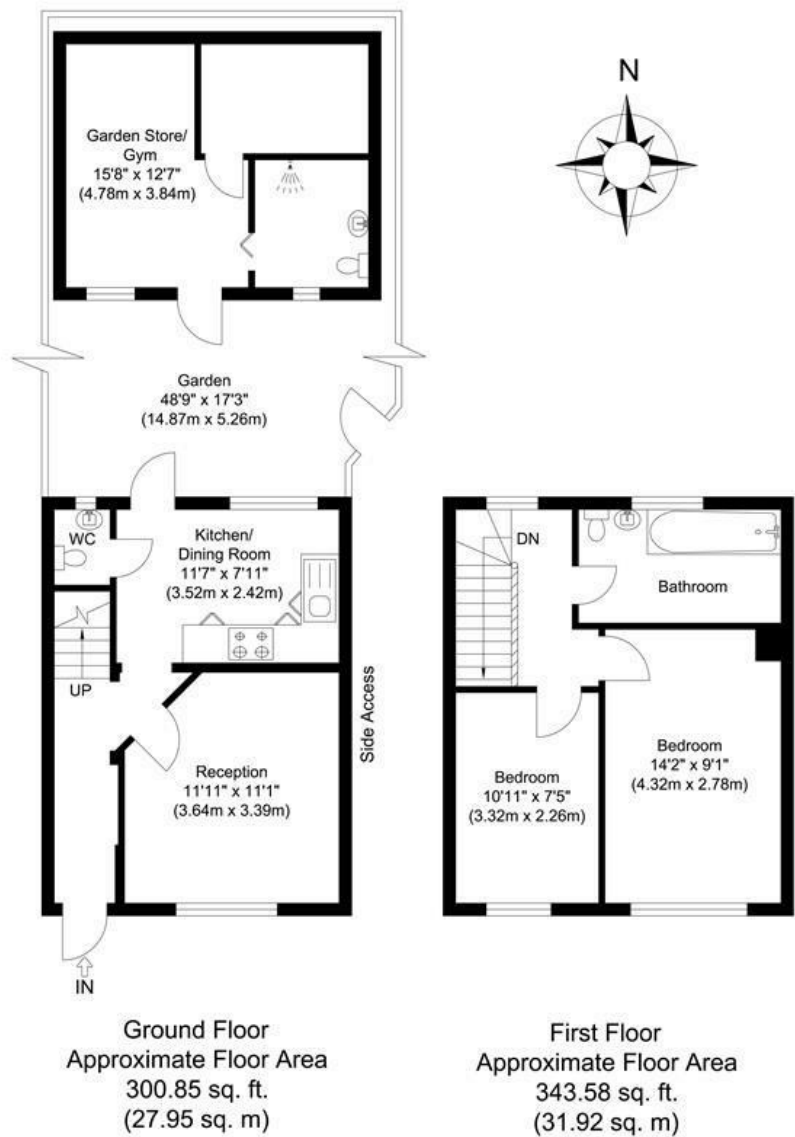
- CHAIN FREE MID TERRACE
- TWO DOUBLE BEDROOMS
- KITCHEN WITH CLOAKROOM
- LOUNGE
- OFF STREET PARKING
- LONG REAR GARDEN
- EASY WALKING DISTANCE TO THE BROADWAY
- ELIZABETH LINE WITHIN EASY REACH



Directions



Floor Plan



Total Gross Internal Area (Including Garden Store)
842.06 sq. ft.
(78.23 sq. m)

Total Gross Internal Area (Excluding Garden Store)
644.43 sq. ft.
(59.87 sq. m)

East Avenue, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		