



FOR SALE • GROUND-FLOOR MAISONETTE

Western Road

Southall • UB2 5HN

Offers in Region of

£314,950



2
BEDROOMS

1
BATHROOM

2
GARDENS

C
EPC RATING

DESCRIPTION

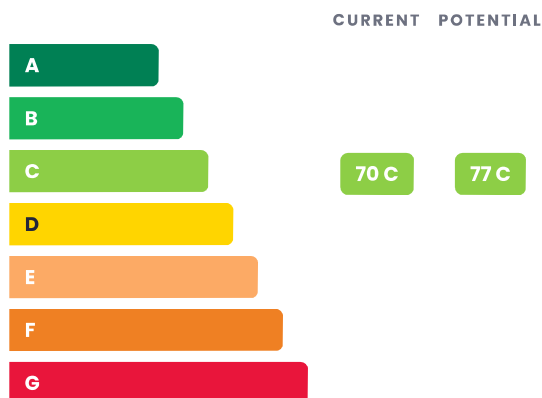
Hiltons Estates bring to the market this brilliant opportunity to purchase a well-presented, spacious two-bedroom ground-floor maisonette in Southall. The property benefits from its own private entrance and comprises two bedrooms, a living room, kitchen and bathroom, with a front garden and a private rear garden.

Offered with a 100-year lease and no service charge, the maisonette is suitable for both residential buyers and investors. Local schools, amenities, bus stops and transport links are all within easy reach, with easy access to Southall station on the Elizabeth line. An ideal opportunity for investors — viewing is highly recommended.

KEY FEATURES

- Two-bedroom ground-floor maisonette
- Private entrance
- Front garden and private rear garden
- Est. rental income £1,700 pcm (6.48% yield)
- Leasehold (100 years), no service charge
- Easy reach of Southall station (Elizabeth line)

ENERGY PERFORMANCE



Arrange a Viewing

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TENURE

Leasehold (100 Years)

SERVICE CHARGE

£0 pa

GROUND RENT

£10 pa

EST. RENTAL INCOME

£1,700 pcm · 6.48% yield

AGENTS NOTE These particulars are provided for guidance purposes only and do not form part of any offer or contract. All measurements, floor plans and photographs are approximate and for illustration only. Services, systems and appliances have not been tested, and no warranty is given as to their condition or operability. Prospective purchasers should satisfy themselves by inspection or otherwise as to the accuracy of each statement.