



HILTONS ESTATES

Bankside

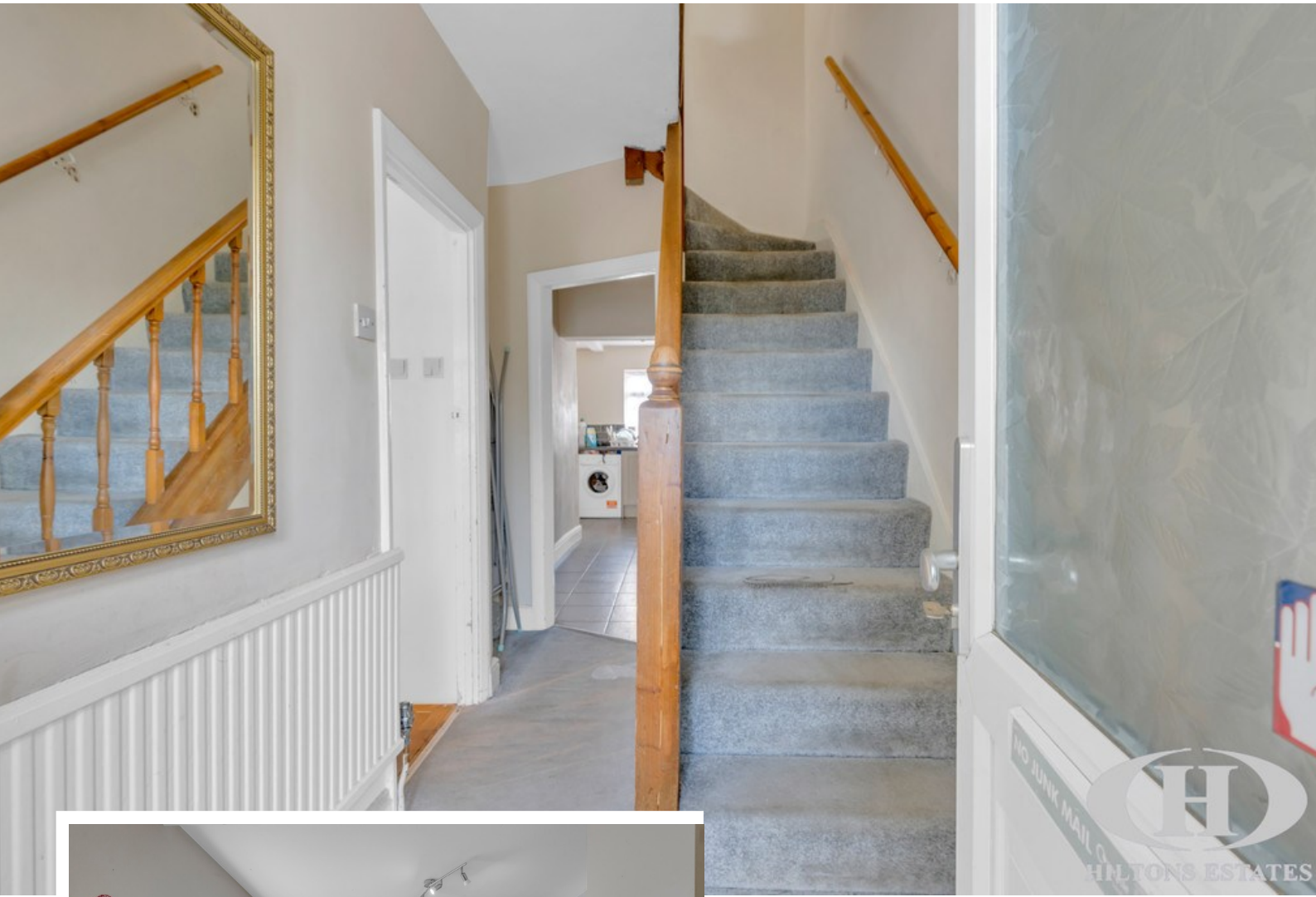
, Southall, UB1 1NH

- Two-bedroom home ideal for first-time buyers or investors
- Spacious living room with good natural light
- Separate fully fitted kitchen
- Private rear garden with direct access

Offers Over £399,950

EPC Rating '90'





Property Description

Hiltons Estates present this well-located two-bedroom home offering excellent potential for first-time buyers and investors alike. The property features two first-floor bedrooms, a bright living room, separate fully fitted kitchen, family bathroom, and direct access to a private rear garden. A generous loft space provides scope for future extension (STPP).

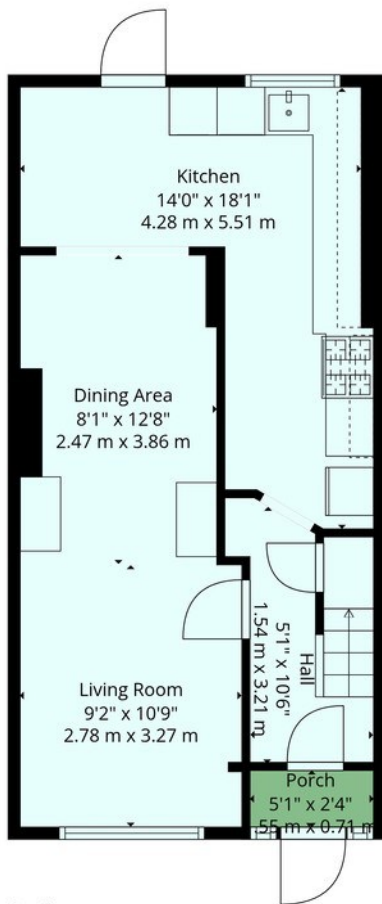
Further benefits include a private driveway to the front providing off-street parking.

Ideally situated close to Southall Broadway, local shops and excellent transport links, with bus routes offering convenient access to Heathrow Airport.

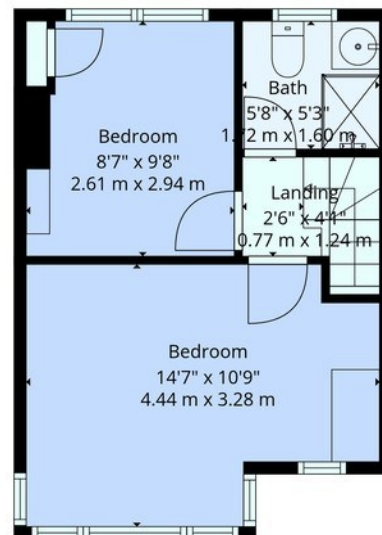
An ideal starter home or investment opportunity. Early viewing recommended.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor



2nd Floor

Total: 717 sq. Ft, 67 m2

1st Floor: 430 sq. Ft, 40 M2, 2nd Floor: 287 sq. Ft, 27 m2

Excluded Areas: Porch: 12 sq. Ft, 1 M2, Walls: 61 sq. Ft, 5 m2



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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



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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