



## Boyd Avenue | Southall | UB1 3BT

A substantial **detached freehold property** occupying a **generous plot** in a highly sought-after Southall location. Offered with **vacant possession**, the property is currently arranged as 8 bedrooms, 1 reception room, 4 kitchens and 4 bathrooms. The property offers exceptional **development potential (STPP)**, including the possibility of conversion into 4+ self-contained flats, whilst the large plot may also provide scope for further extension, additional storeys and increased unit numbers, subject to the necessary consents. A substantial side plot and rear garden further enhance the site's redevelopment potential. Conveniently located within easy reach of Southall Station (Elizabeth Line), providing fast connections to Central London and Heathrow Airport, as well as Southall Broadway, local amenities and major road links, including the A40, A312 and M4.

£949,950

**HILTONS ESTATES**