

AUCTION · DEVELOPMENT OPPORTUNITY

AUCTION

Kingsley Avenue

Southall, UB1 2LZ

GUIDE PRICE

£575,000 – £625,000

HILTONS ESTATES

3	1,432 sq ft	5+	Semi
BEDROOMS	FLOOR AREA	DRIVEWAY PARKING	DETACHED

The Opportunity

KINGSLEY AVENUE, SOUTHALL · UB1 2LZ

A rare and exciting development opportunity on Kingsley Avenue, Southall, occupying a generous plot with excellent potential for extension, redevelopment, or reconfiguration (STPP). Currently arranged as an extended three-bedroom semi-detached house, the property benefits from a substantial single-storey side extension, providing an impressive footprint and potential to build over or extend further.

The generous plot may also offer scope to create two three-bedroom houses, with additional loft accommodation, subject to planning. A large driveway with parking for at least five vehicles and a good-sized rear garden add further appeal.

Located in a sought-after Southall position close to Lady Margaret Road, with local shops, schools and amenities nearby. Southall Station and the Elizabeth Line provide excellent connections to Central London and Heathrow.

KEY FEATURES

- Substantial Development Opportunity (STPP)
- Extended Three Bedroom Semi-Detached House
- Single-Storey Side Extension
- Scope For Two Three-Bed Houses (STPP)
- Potential For Additional Loft Accommodation
- Driveway Parking For 5+ Vehicles
- Good-Sized Rear Garden
- Close To Lady Margaret Road
- Southall Station & Elizabeth Line Nearby
- For Sale By Auction — Book A Viewing Now



SINGLE-STOREY SIDE EXTENSION

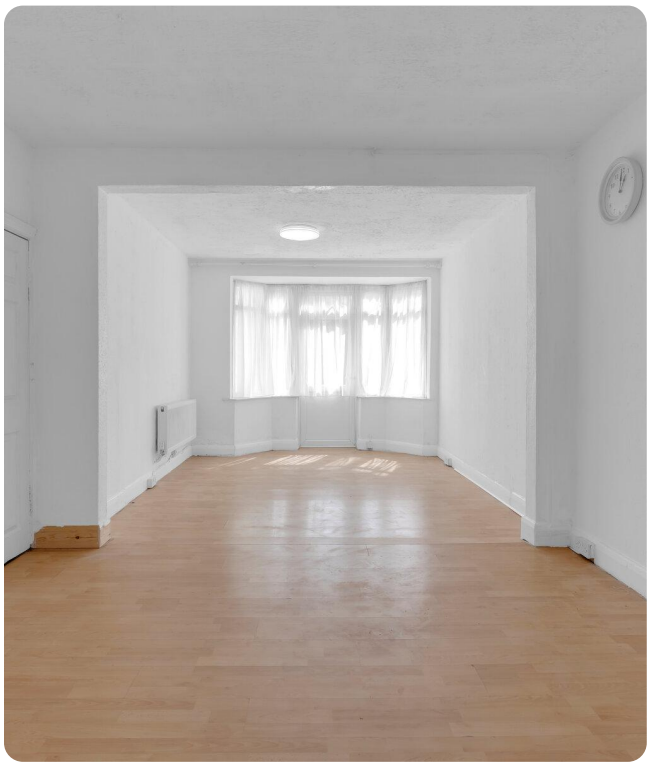
Living & Dining Spaces

KINGSLEY AVENUE, SOUTHALL · UB1 2LZ

The ground floor offers multiple reception rooms, giving the incoming buyer flexibility to use the space as is, reconfigure it, or incorporate it into a wider redevelopment scheme.



RECEPTION ROOM



RECEPTION ROOM



DINING ROOM

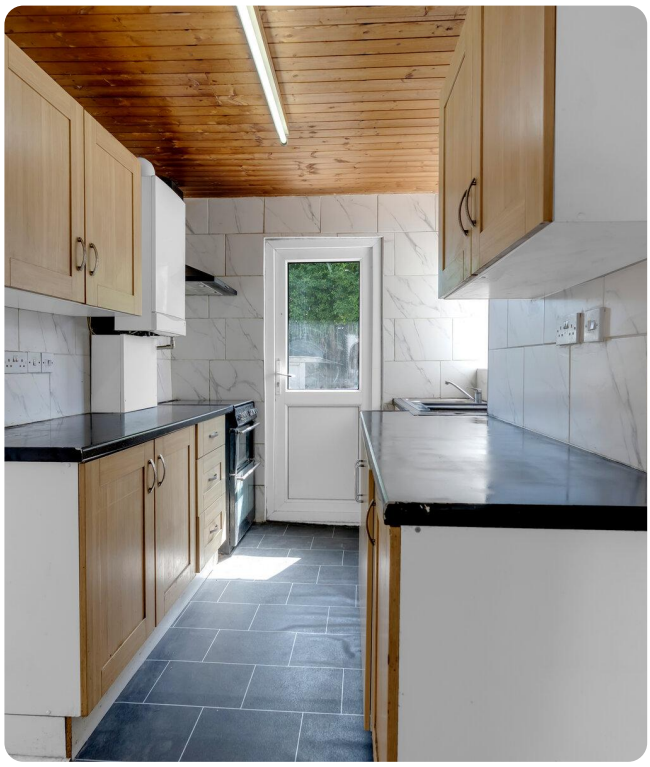


RECEPTION ROOM

Kitchen & Bedrooms

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A galley-style kitchen serves the ground floor, while three bedrooms are arranged across the property, including a spacious bay-fronted double to the first floor.



KITCHEN



BEDROOM



BEDROOM



BEDROOM

Bathrooms & Landing

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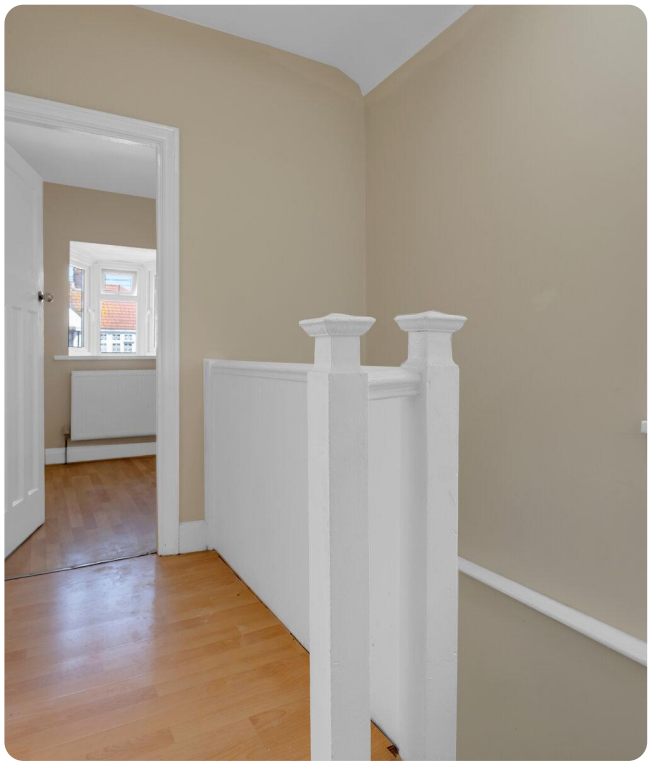
The property offers two bathrooms — one to the first floor and a further adapted bathroom to the ground floor — along with a bright landing and staircase connecting the two levels.



BATHROOM



GROUND FLOOR BATHROOM



LANDING



STAIRCASE

Garden, Driveway & Grounds

KINGSLEY AVENUE, SOUTHALL · UB1 2LZ

To the front, a large driveway provides parking for at least five vehicles, while a good-sized rear garden completes a plot with genuine scope for extension, redevelopment or reconfiguration, subject to planning permission.



REAR ELEVATION



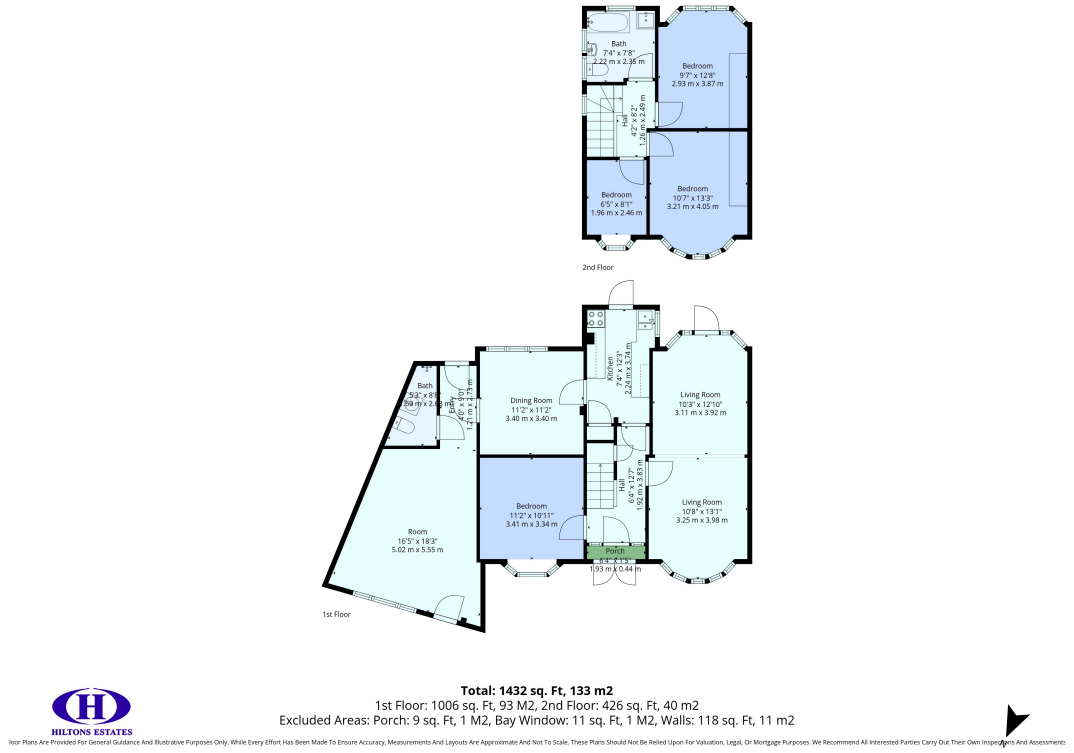
REAR GARDEN



GARDEN & GROUNDS

Floor Plan & Dimensions

KINGSLEY AVENUE · APPROX. 1,432 SQ FT (133 M²)



Ground & first floor · not to scale

ROOM DIMENSIONS

GROUND FLOOR

Room (Extension)	**16'5" × 18'3"**
Living Room	**10'3" × 12'10"**
Living Room Two	**10'8" × 13'1"**
Dining Room	**11'2" × 11'2"**
Bedroom	**11'2" × 10'11"**
Kitchen	**7'4" × 12'3"**
Bathroom	**5'3" × 8'8"**

FIRST FLOOR

Bedroom One	**10'7" × 13'3"**
Bedroom Two	**9'7" × 12'8"**
Bedroom Three	**6'5" × 8'1"**
Bathroom	**7'4" × 7'8"**

Ground Floor	**1,006 sq ft / 93 m²**
First Floor	**426 sq ft / 40 m²**
Total	**1,432 sq ft / 133 m²**

Further Information

KINGSLEY AVENUE, SOUTHALL · UB1 2LZ

KEY INFORMATION

Method Of Sale For Sale By Auction · **Guide Price** £575,000 – £625,000

Accommodation Extended three bedroom semi-detached house with substantial single-storey side extension, multiple ground floor reception rooms, kitchen and ground floor bathroom; three bedrooms and a further bathroom to the first floor

Floor Area Approx. 1,432 sq ft / 133 m² · Ground floor 1,006 sq ft · First floor 426 sq ft

Type Semi-detached house · **Potential** Extension, redevelopment or reconfiguration, including scope for two three-bedroom houses with additional loft accommodation, subject to planning permission

Outside Driveway parking for 5+ vehicles, good-sized rear garden. Tenure to be confirmed and verified by your solicitor.

Location Close to Lady Margaret Road, with local shops, schools and amenities nearby; Southall Station and the Elizabeth Line provide excellent connections to Central London and Heathrow.

Book A Viewing Now

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AUCTION NOTE

This property is offered for sale by auction. The guide price is an indication of the seller's expectations and not a formal estimate of value; the reserve price (the seller's minimum acceptable price) may be set above, below or equal to the guide price and may be subject to change. Buyers should satisfy themselves as to costs, legal packs, and any applicable buyer's premium or auction fees directly with the auctioneer prior to bidding.

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking or access rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.