



Western Road | Southall | UB2 5HN

£314,950

Hiltons brings to the market this brilliant opportunity to purchase a well presented spacious ground floor maisonette. The property consists of private entrance, 2 bedrooms, living room, bathroom, kitchen, front garden and private rear garden. Offered with a strong lease of 100 years remaining and no service charge and ground rent, making this suitable for residential buyers and investors. Local schools, amenities, bus stops, and transport links are all within easy reach. Easy access to Southall Cross Rail Elizabeth Line. This property is an ideal opportunity for Investors!! Viewings Highly Recommended!

- **Brilliant Opportunity to purchase Spacious ground floor Maisonette!!!**
 - **Private Entrance and spacious private garden!!**
- **Close by to local amenities, local shops, schools, bus links, and transport links!!! Cross Rail**
 - **High Rental Yield, Ideal for Investors !!!!**
- **Viewings AVAILABLE NOW!! Highly Recommended!!**

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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