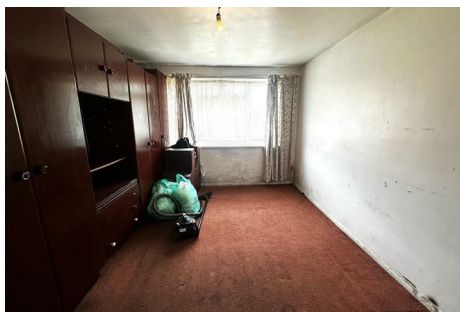




# Parkfields

Estates



## Longford Avenue , Southall, UB1 3QW

Nestled in the heart of Longford Avenue, Southall, this charming two-bedroom first-floor marionette is a hidden gem waiting to be discovered. Boasting a spacious reception room, two cosy bedrooms, and a well-appointed bathroom, this property offers a comfortable and inviting living space. Separate Garage included on a separate lease.

With a generous 679 sq ft of living area, there is ample room to relax and entertain. What sets this property apart is the exciting opportunity it presents - with planning permission to extend into the second floor, the potential for creating a bespoke living space tailored to your needs is within reach.

Benefitting from a 999-year lease, this marionette offers stability and peace of mind for the future. Situated just by Uxbridge Road, convenience is at your doorstep with easy access to local amenities, transport links, and green spaces.

Offers Over £349,950

# 6 Longford Avenue

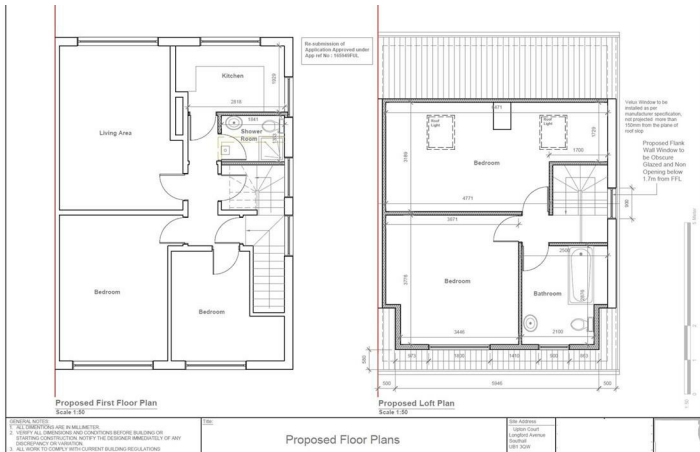
, Southall, UB1 3QW



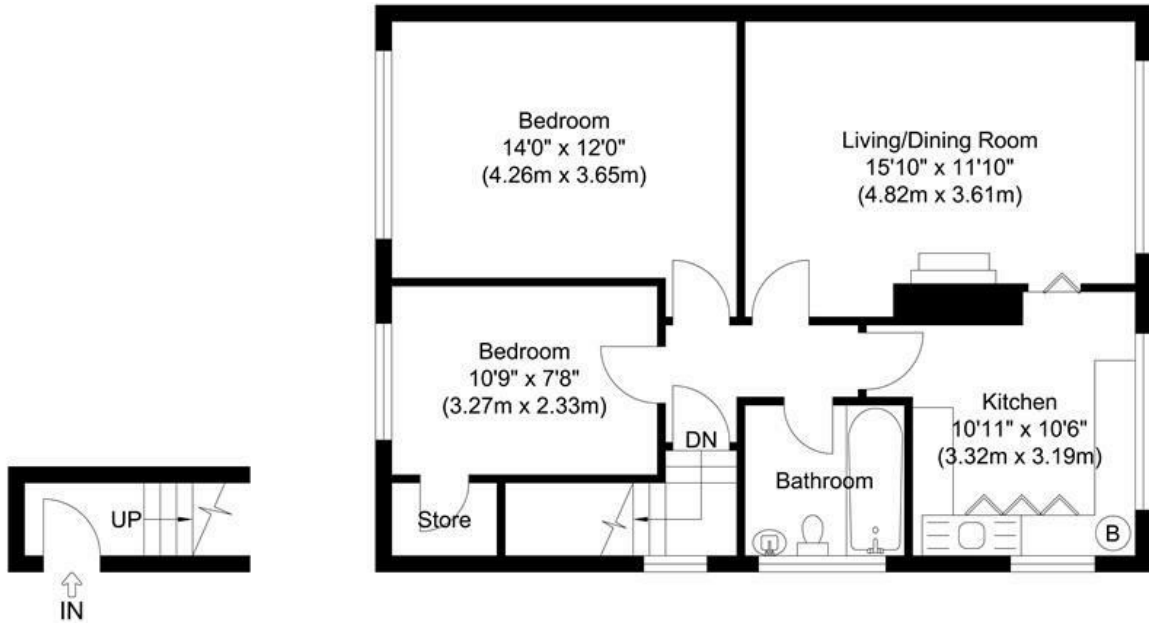
- FIRST FLOOR MAISONNETTE
- WITH PLANNING TO CREATE TWO FURTHER BEDROOMS IN LOFT SPACE
- 999 YEAR LEASE
- PLANNING REFERENCE: 222855FUL
- TWO BEDROOMS
- LOUNGE - KITCHEN
- SOME UPDATING REQUIRED
- JUST BY UXBRIDGE ROAD
- NO CHAIN
- IDEAL INVESTMENT OPPORTUNITY



Directions



# Floor Plan



**Ground Floor**  
 Approximate Floor Area  
 26.90 sq. ft.  
 (2.50 sq. m)

**First Floor**  
 Approximate Floor Area  
 652.18 sq. ft.  
 (60.59 sq. m)

**Total Gross Internal Area**  
 679.09 sq. ft.  
 (63.09 sq. m)



## Upton Court, Longford Avenue, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	