



FOR SALE • INVESTMENT OPPORTUNITY

# Allenby Road

Southall, UB1 2HP

**£550,000**



**2 Flats**

CONFIGURATION

**£2,300 pcm**

RENTAL INCOME

**D & E**

EPC RATING

**Freehold**

TENURE

## THE PROPERTY

Allenby Road, Southall, UBI 2HP

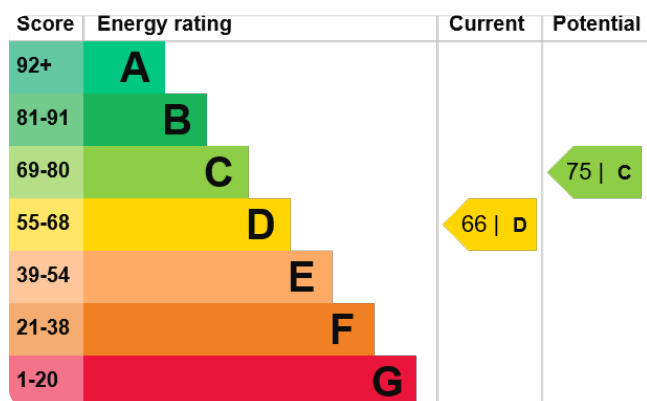
Hiltons Estates brings to the market this generously proportioned three-bedroom semi-detached property, converted into 2 X 1 Bedroom flats, ideally located in Southall, UBI. Both flats comprise of a fully fitted kitchen, shower room, Double Bedroom, lounge. Outside offers side access via shared drive and private rear garden. There is potential for further development (STTP).

Brilliant Investment Opportunity, £2300 pcm. Easy reach to Southall Broadway, Greenford, Ealing, Elizabeth Line Crossrail, local buses, Schools, shops and amenities. Call NOW for further details, not to be missed. Viewings Available.

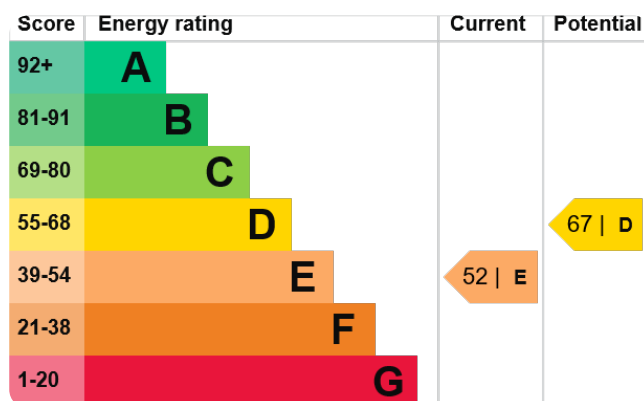
### Key Features

- Semi-detached freehold converted into 2 flats
- Rental income £2,300 pcm
- Opportunity to develop and extend further (STPP)
- Easy reach to Crossrail, bus stops and amenities
- Shared drive with private rear garden
- Viewings available — call now for further details

### Energy Performance



FLAT 1 — CURRENT 66 (D) · POTENTIAL 75 (C)



FLAT 2 — CURRENT 52 (E) · POTENTIAL 67 (D)

### Arrange a Viewing

243 The Broadway, Southall, UBI 1NF

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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 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.