

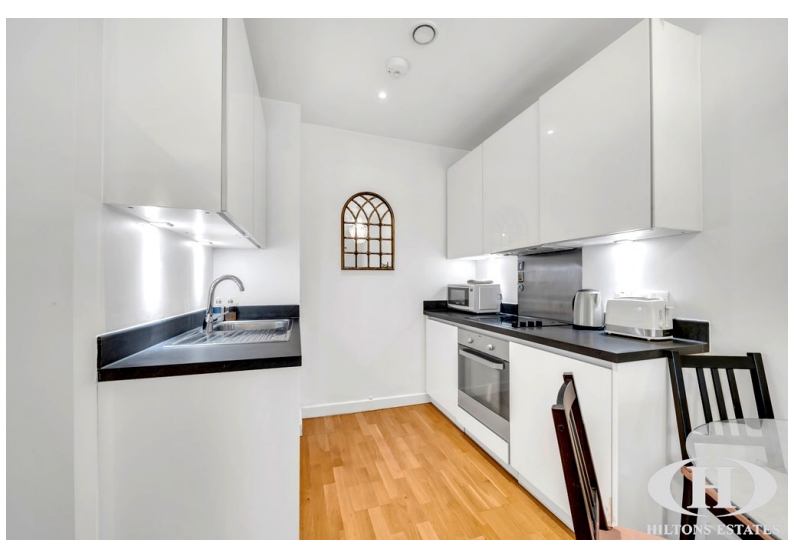


HILTONS ESTATES

Western Road
Southall, UB2 5HA

- Modern first-floor one-bedroom flat
- Bright open-plan living & kitchen
- Stylish, well-maintained bathroom
- Excellent move-in ready condition

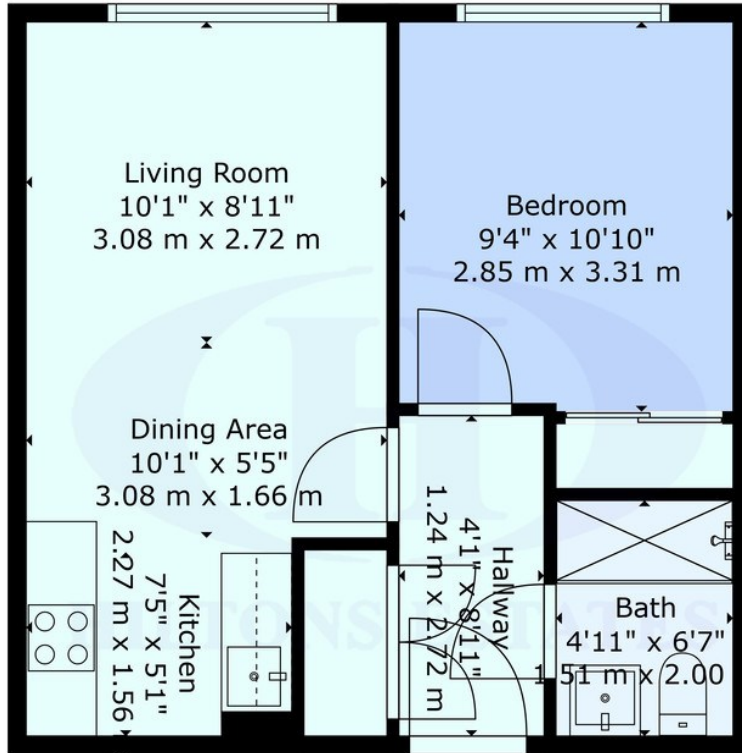
Offers Over £200,000
EPC Rating '82'





Property Description

Hiltons Estates are delighted to present this modern and well-presented one-bedroom first-floor flat for sale on Western Road, Southall (UB2). The property features a bright open-plan living and kitchen area, a stylish bathroom, and is offered in excellent condition throughout. Ideally suited for small families, couples, or investors, this flat enjoys a prime location within walking distance to Southall Station (Elizabeth Line) providing direct access to Central London and Heathrow, along with excellent road links via the A312, A40, M4 and M25. Situated close to Southall Broadway's vibrant shops, cafés, restaurants, local schools, and amenities, this property represents a fantastic move-in ready home or rental investment opportunity in a highly sought-after area.



HILTONS ESTATES

TOTAL: 393 sq. ft, 37 m²
 FLOOR 1: 393 sq. ft, 37 m²
 EXCLUDED AREAS: WALLS: 41 sq. ft, 3 m²

* Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B	89	89
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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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 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