



HILTONS ESTATES

Dudley Road  
Southall, UB2 5AS

-  Ground floor with private entrance
-  Refurbishment project with value-add potential
-  Large private garden
-  Approx. 60-year lease (cash buyers only)

**Offers In Region Of £199,950**

EPC Rating 'TBC'





### Property Description

Hiltons Estates are delighted to offer this 2-bedroom ground floor maisonette with a generous private garden – available to cash buyers only.

The property comprises a bright reception room, separate kitchen, family bathroom, one double bedroom, and one single bedroom. In need of refurbishment, it offers strong value-add potential for investors or developers.

With a short lease of approx. 60 years and estimated extension cost of £20–30k, this is an ideal opportunity to increase capital value. There is also scope to extend or develop further (STPP).

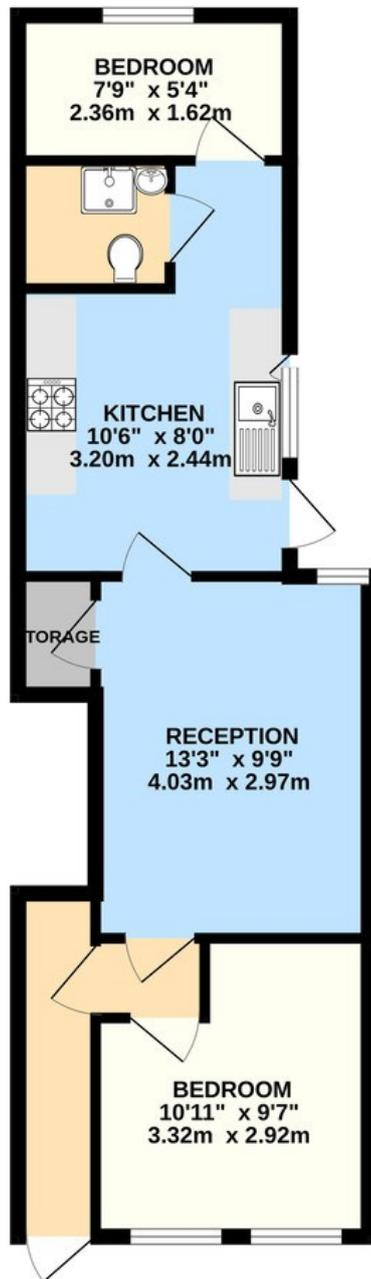
Well located near local schools, amenities, and excellent transport links including Southall Crossrail (Elizabeth Line).

**Estimated Rent: £1,750 PCM (Approx. 10.5% Yield)**  
**Serious cash buyers only – early viewings highly recommended.**





GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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