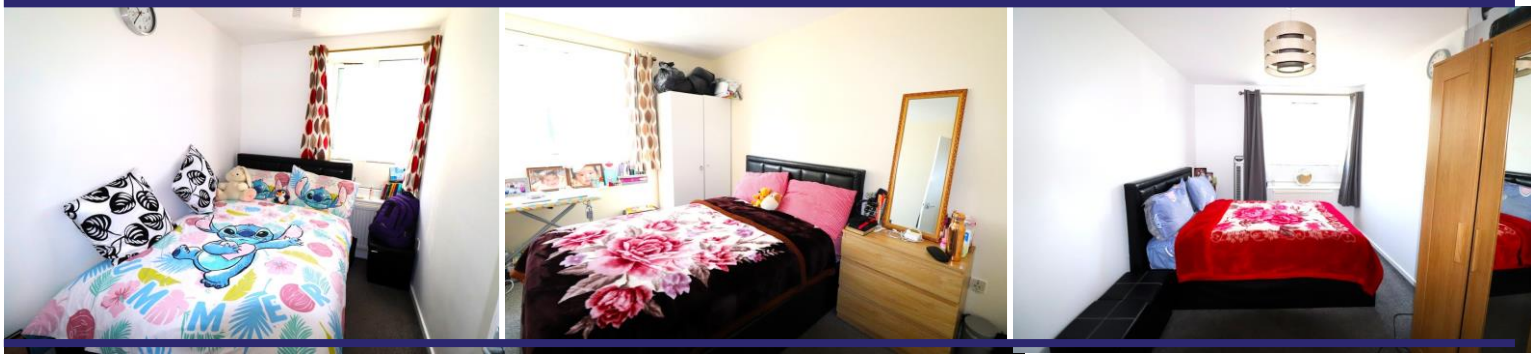


Wallis Road | Southall | UB1 3LB

Hiltons Estates brings to the market this Fantastic Second Floor 3 bedroom split level flat located in Southall, UB1! On the second floor the property comprises a fitted kitchen, living room and WC. On the third floor there are 3 large bedrooms and family sized bathroom with separate WC. On road parking is available. Local shops, Dormers Wells Schools and amenities within walking distance. Great transport links! A brilliant opportunity for First Time Buyers, Commuters, and INVESTORS!!!! Brilliant Rental Yield! Viewings Available!! Call and Book NOW!!! Highly Recommended!!

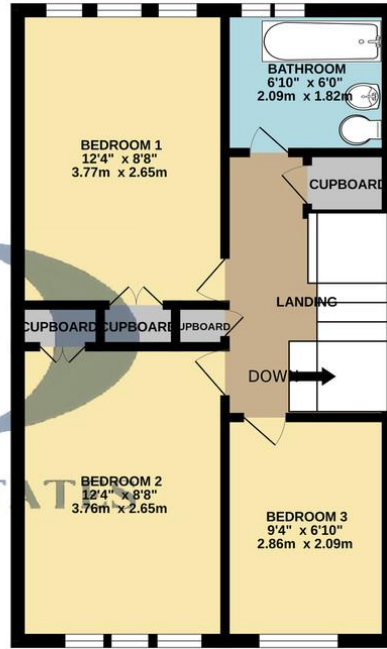
£335,000

- Fantastic Second Floor 3 Bedroom Split Level Flat Located in Southall, UB1!
- 3 large bedrooms, 2 WCs!! Brilliant Rental Yield!!
- Local shops, Dormers Wells Schools and amenities within walking distance!
- Brilliant opportunity for First Time Buyers, Commuters, and INVESTORS!!!!
- Newly Extended Lease



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 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.
Made with Metropix C2023



Contact Details

137 Western Road
Southall
Middlesex
UB2 5HN

www.hiltons-estates.com
Harvin@hiltons-estates.com
02088679555

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(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	
WWW.EPC4U.COM		

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