

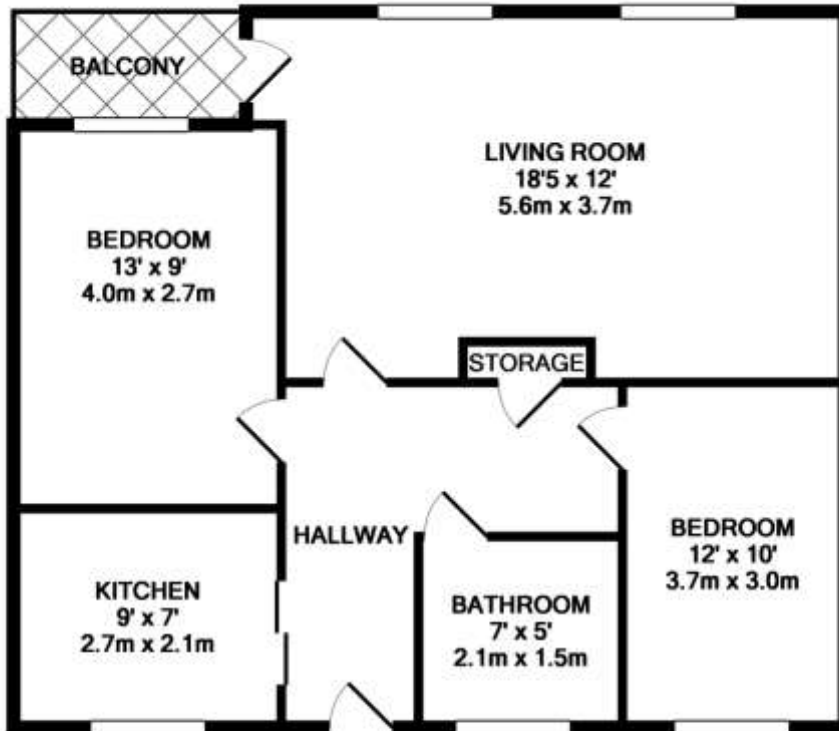


## The Broadway | Southall | UB1 1NZ

£289,950

Hiltons brings to the market this Ideally located First Floor 2 bedroom flat in Southall Broadway, UB1! The property benefits from an entrance hallway leading to a Spacious living room, fully fitted kitchen, bathroom and 2 double bedrooms. This property is a Brilliant Investment Opportunity with a Rental Income £1,350 pcm (5.59% yield) or ideal for first time buyers!! The property is located on Southall Broadway close to local shops, schools, amenities, and major road connections such as A402, A312, A40, M25 and M4. Bus Links and the British Rail station are within walking distance! Viewings highly recommended. Call NOW for further details! Not to be missed!

- Spacious First Floor flat, Ideally located 2 bedroom flat in Southall Broadway, UB1!
- Close to local shops, schools, amenities, and major road connections!
- Bus Links and the British Rail station are within walking distance!



TOTAL APPROX. FLOOR AREA 712 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Contact Details

137 Western Road  
Southall  
Middlesex  
UB2 5HN

[www.hiltons-estates.com](http://www.hiltons-estates.com)  
[Harvin@hiltons-estates.com](mailto:Harvin@hiltons-estates.com)  
02088679555

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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