



HILTONS ESTATES

RUTLAND ROAD, SOUTHALL, UB1 2UP

OFFERS IN REGION OF £540,000







Hiltons Estates brings to the market this Brilliant Opportunity to purchase this Freehold End of Terrace property located in the popular area of Southall, UB1! The property comprises a porch leading to an entrance hallway, lounge/diner room, kitchen, well sized rear garden, and driveway on the ground floor. Upstairs there are 2 Double Bedrooms, good size box room and spacious family bathroom. Opportunity to Extend (STPP)! Conveniently located off Lady Margaret Rd, this property is close by to Southall Broadway, Schools, Transport links, and Bus Stops. Easy reach to Southall Crossrail and A40! An Excellent Opportunity for Families, Commuters, Developers and INVESTORS! Not to missed! Call NOW to book viewings! Highly Recommended! Not to be missed!

Freehold property ideally located in the popular area of Southall, UB1, off Lady Margaret Road!

Off street parking and Opportunity to Extend further (STPP)

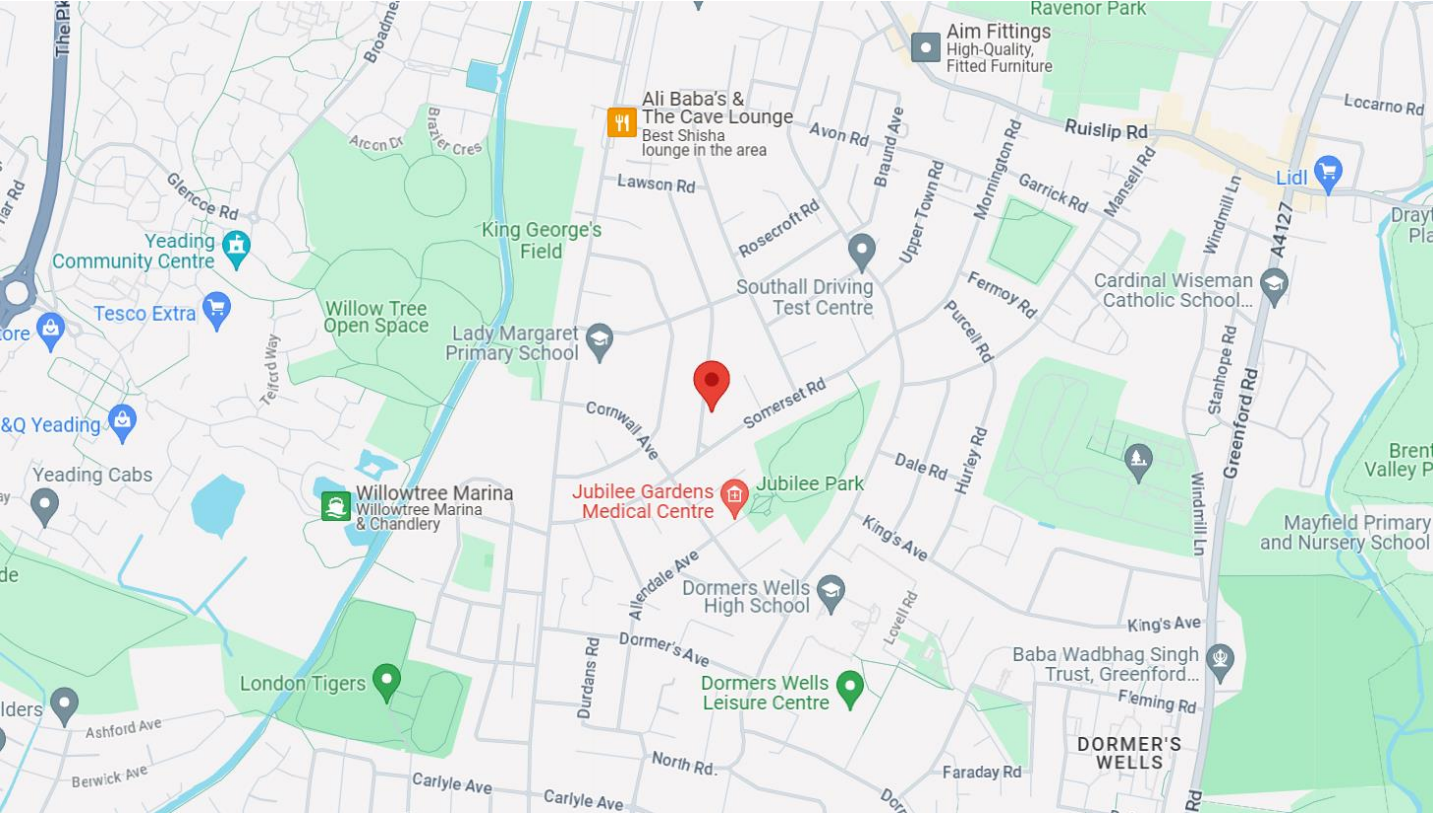
Easy reach to Southall Crossrail and A40!

Excellent Opportunity for Families, Commuters, Developers and INVESTORS!

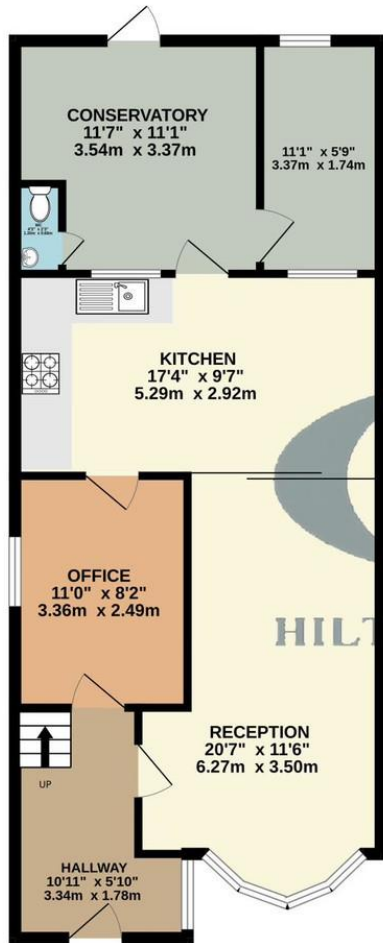
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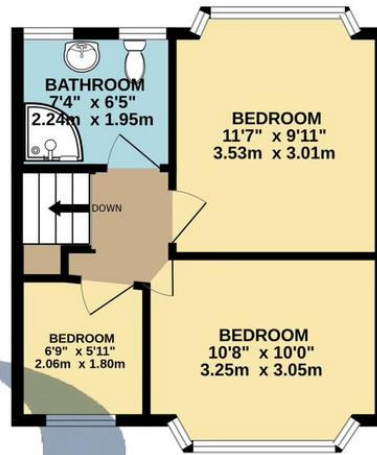




GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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 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.