





Hiltens presents an exceptional second-floor, 3-bedroom flat in vibrant Urban Southall, UB1. This property, in need of refurbishment, features a spacious living room, modern kitchen, bathroom with separate WC, three double bedrooms, and a private balcony. Located on Southall Broadway, it's within walking distance to shops, banks, schools, and amenities. The nearby Southall Crossrail station and major roads (A402, A312, A40, M25, M40, M4) offer excellent connectivity to Heathrow and Central London. Ideal for first-time buyers and investors, this property is a fantastic opportunity. Highly recommended—book your viewing with Hiltens today!

Situated on Southall Broadway, close to shops, banks, schools, and amenities.

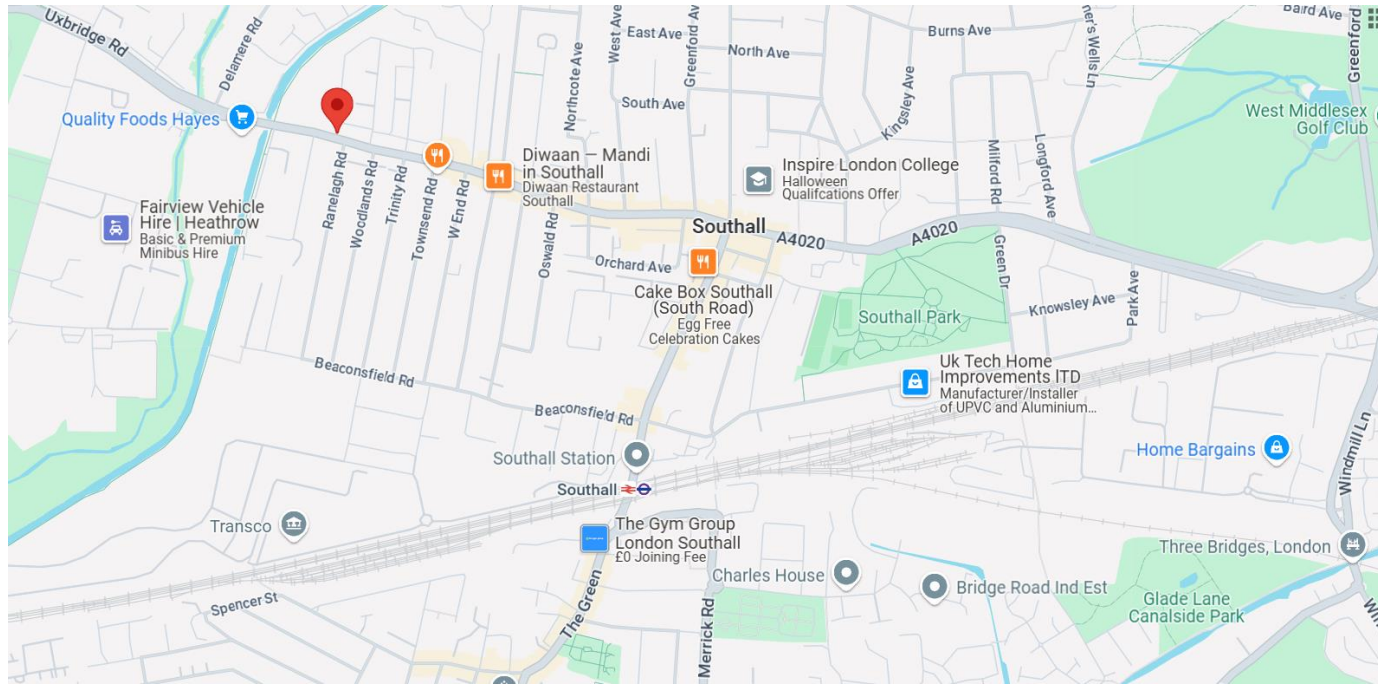
Close to shops, banks, schools, and amenities.

Bus links and Major road connections to Heathrow and Central London close by

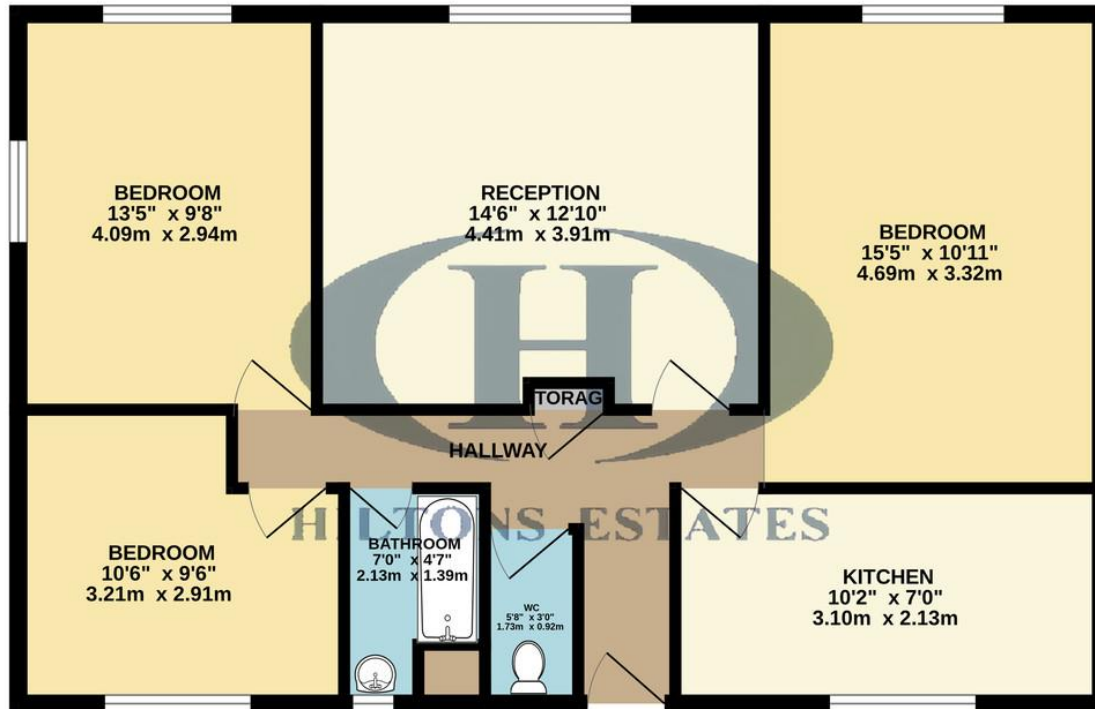
Ideal for first-time buyers and investors

Viewings highly recommended! Book Now!





GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	63 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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