



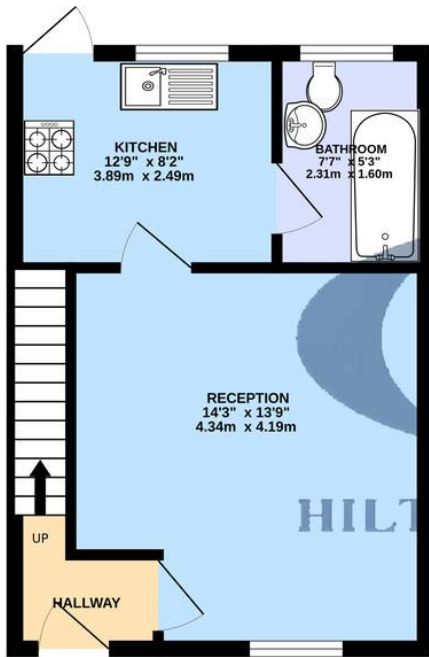
## Viking Road | Southall | UB1 2AT

In Need of Modernisation: Hiltons Estates brings to the market this Spacious Mid Terraced property in need of modernisation located in Southall, UB1! The property comprises an entrance hallway, large Reception room, family bathroom and kitchen on the ground floor. Upstairs, there is a large landing, 2 Double bedrooms and well sized box room. There is a driveway for off street parking and a rear garden. This property is situated in a popular area of UB1, with easy access to A40, Heathrow and Central London. Walking distance to Schools, shops and local amenities! Northolt and Greenford Underground Stations are easily accessible! A Brilliant Opportunity for Families, Commuters, Developers and INVESTORS! Call NOW to Book a viewing! Highly Recommended!

**£485,000**

- Spacious Mid Terraced property in need of modernisation!
- Driveway for off street parking and a rear garden!
- Easy access to A40, Heathrow and Central London!
- Southall, Northolt and Greenford Underground Stations are easily

GROUND FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (56.9 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.

## Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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