





Hiltens Estates is delighted to present this spacious and well-maintained three-bedroom split-level first-floor maisonette, offering generous living space across two floors. The first floor features two well-sized bedrooms, a family bathroom, and a fully fitted kitchen, while the top floor boasts an additional spacious third bedroom, providing extra flexibility for families or working professionals. The property benefits from a 125-year lease, no service charge, and no ground rent, along with a private garage and drop kerb for convenient parking or storage. Situated within walking distance to Southall Station (Elizabeth Line), it offers excellent connectivity to Central London and beyond. Local schools, amenities, shops, and places of worship are all nearby, making this a well-connected and desirable home. Estimated rental income is £2,400 per calendar month, delivering a strong 8.23% yield—an excellent opportunity for both investors and homebuyers.

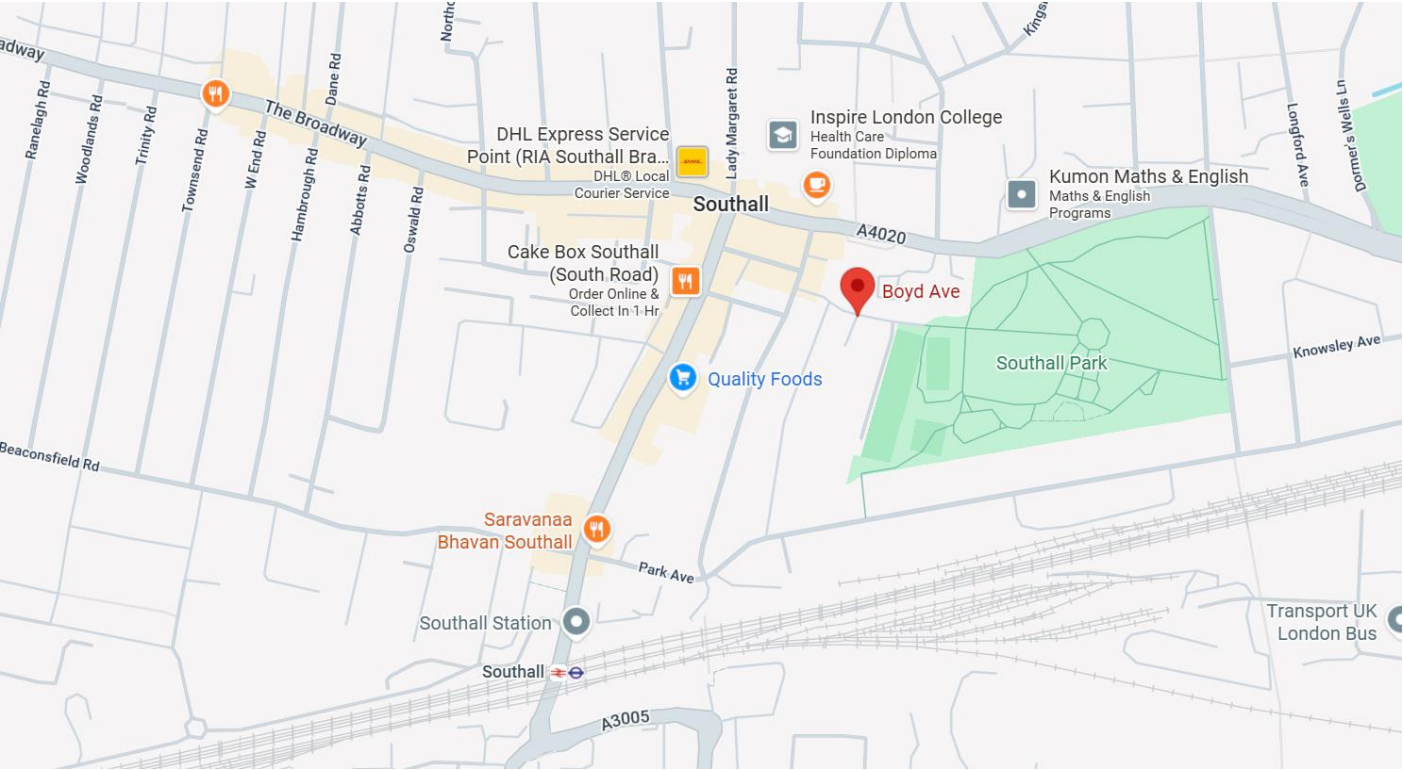
Split-level first-floor maisonette with private entrance

125-year lease with no service charge or ground rent

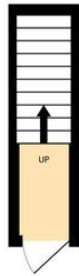
Two bedrooms, fitted kitchen, and family bathroom on first floor

Spacious third bedroom on the top (second) floor

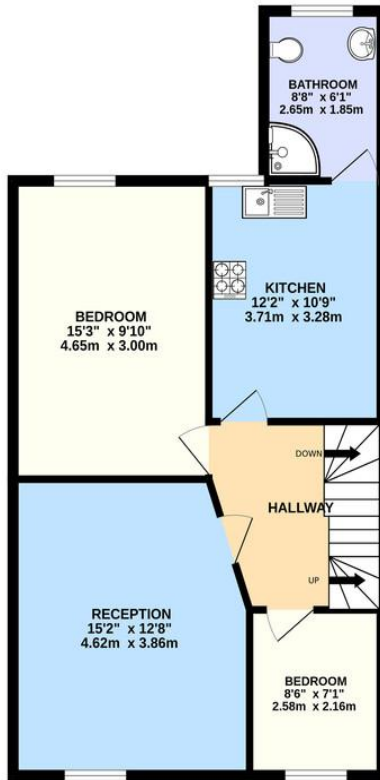
Garage with drop kerb for parking or storage



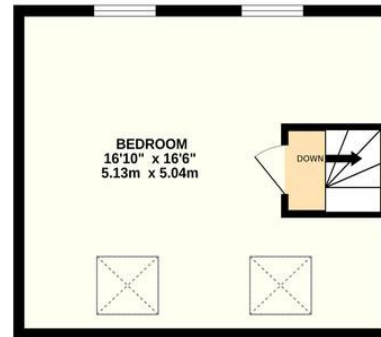
GROUND FLOOR
384 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
833 sq.ft. (76.9 sq.m.) approx.



2ND FLOOR
328 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1020 sq.ft. (94.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 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 and 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.