





Situated in a lively and well-connected part of Southall, this spacious four-bedroom (HMO Licenced) mid-terrace home is set across three floors and includes a smart loft conversion, offering plenty of room for modern family living. With two bathrooms, there's no shortage of comfort and convenience.

The ground floor features an open-plan living and dining area that flows nicely into a modern kitchen—ideal for both everyday life and entertaining. Step outside to a private rear garden, where you'll also find a fully self-contained annexe. Whether you're hosting guests, working from home, or exploring rental opportunities, the space is incredibly versatile.

Located just a short walk from Southall THE GREEN, local schools, and places of worship, the property also benefits from excellent transport links, including the Elizabeth Line—making commuting to Central London or Heathrow fast and easy.

This is a great opportunity for families looking to settle in a vibrant community, or for investors seeking strong rental potential. Viewings are highly recommended.

HMO Licenced Property

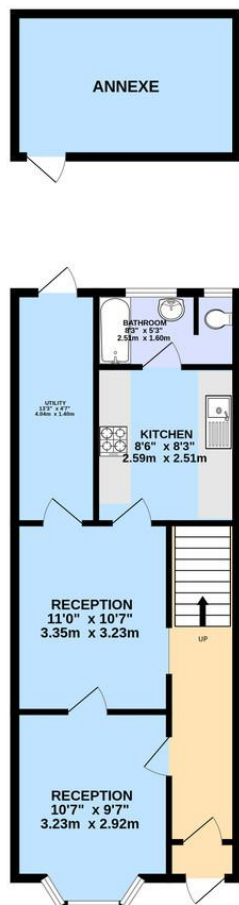
Four bedrooms, two bathrooms over three spacious floors

Private garden with self-contained annexe

Prime UB2 location near Southall Broadway & amenities

Excellent transport links, including the Elizabeth Line

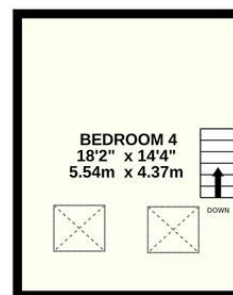
GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 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		74 C
55-68	D		
39-54	E	49 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.