





Hiltons brings to the market this brilliant opportunity to purchase a well presented spacious maisonette. The property consists of private entrance, 2 bedrooms, living room, bathroom, kitchen, front garden and private rear garden.

Offered with a high lease remaining making this suitable for residential buyers and investors. Local schools, amenities, bus stops, and transport links are all within easy reach. Easy access to Southall Cross Rail Elizabeth Line. This property is an ideal opportunity for Investors!! Viewings Highly Recommended!

Brilliant Opportunity to purchase Spacious Ground Floor Maisonette!!!

Private Entrance and Rear Garden!!

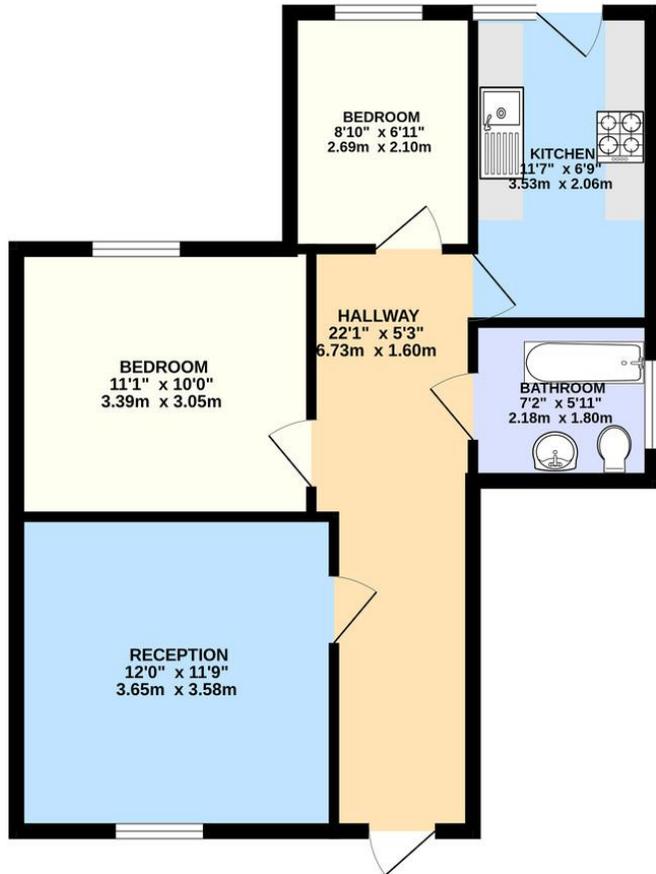
Close by to local amenities, local shops, schools, bus links, and transport links!!! Cross Rail

High Rental Yield, Ideal for Investors !!!!

Viewings AVAILABLE NOW!! Highly Recommended!!



GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 554 sq.ft. (51.5 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	77 C
55-68	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.