







Hiltons Estates are pleased to bring to market this Freehold home on West End Road, Southall UB1 – offering fantastic potential to extend and add value (STPP).

The property is in fair condition and comprises an entrance hallway, a spacious through lounge, fully fitted kitchen, shower room, and access to a rear garden. Upstairs offers three well-proportioned double bedrooms and a family bathroom.

Ideally located within walking distance of Southall Broadway, Southall Crossrail Station, bus stops, and places of worship, this property is perfectly placed for families, commuters, and investors.

A superb opportunity with huge potential – early viewings highly recommended!



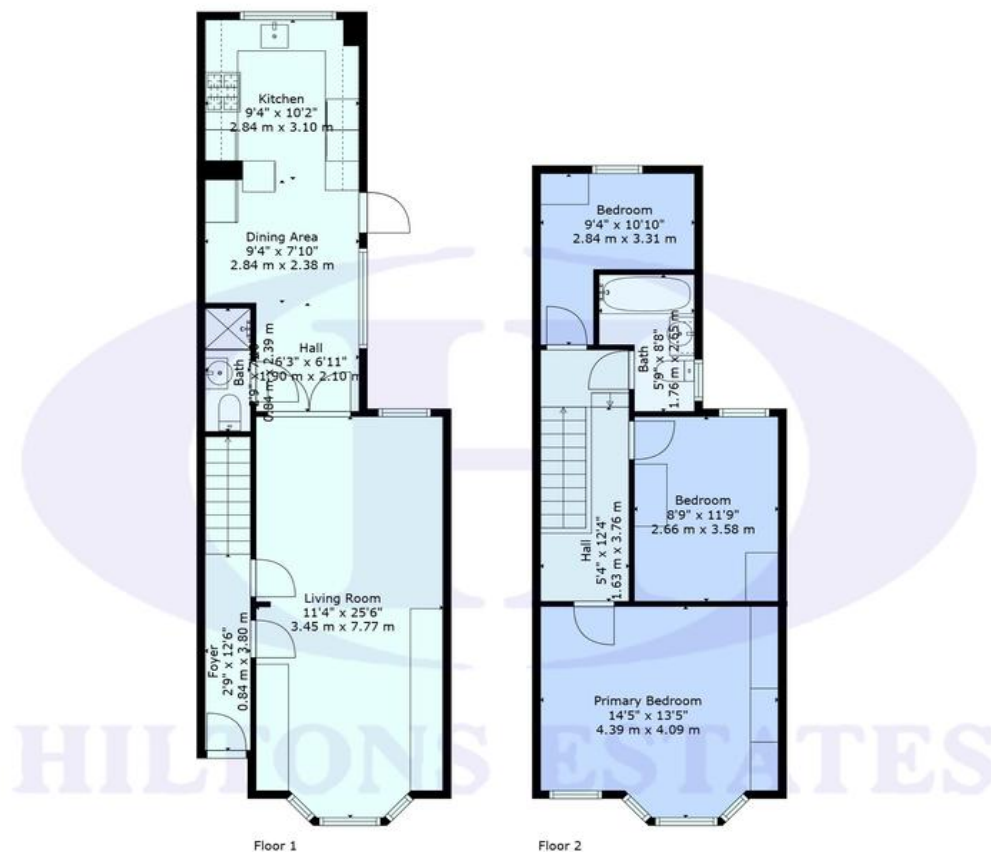
Freehold property in Southall UB1

Fair condition – ripe for adding value

Huge potential to extend & develop (STPP)

Two levels with through lounge & fitted kitchen

Three double bedrooms + 2 bathrooms



**TOTAL: 1077 sq. ft, 100 m<sup>2</sup>**  
**FLOOR 1: 580 sq. ft, 54 m<sup>2</sup>, FLOOR 2: 497 sq. ft, 46 m<sup>2</sup>**  
**WALLS: 86 sq. ft, 8 m<sup>2</sup>**

Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And

**Hiltons Estates, 137 Western Road**  
**Southall, UB2 5HN**

**www.hiltons-estates.com**  
**email: harvin@hiltons-estates.com**  
**0208 867 9555 / 07961 527301**

**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.