



## Mount Avenue | Southall | UB1 2LH

Hiltons Estates are delighted to present this spacious 3-bedroom property located on the sought-after Mount Avenue, UB1. Offering 2 bright and airy reception rooms, a fitted kitchen, a downstairs bathroom, and an additional toilet, this property provides generous living accommodation ideal for families seeking comfort and convenience. Benefiting from a large internal layout and on-road parking, the home is ready to move into but also holds significant potential for modernisation and adding value. Positioned in a desirable residential area with strong local demand, this property represents a superb investment opportunity, with the added benefit of excellent development potential for conversion into flats (STPP). Whether you are a growing family or a developer searching for your next project, this versatile property should not be missed!

£534,950

**HILTONS ESTATES**