





Hiltons Estates are delighted to present this spacious 2 double bedroom ground floor apartment located in the heart of Southall, UB1.

The property features a modern kitchen with central island, a large reception/diner with direct access to a private garden laid to lawn, a family bathroom, and two generously sized double bedrooms.

With an estimated rental income of £1,800 pcm (7.2% yield), this property represents an excellent investment opportunity as well as a perfect home. Benefitting from a lease of approximately 100 years, and positioned within walking distance to local shops, amenities, and bus routes, this apartment offers both convenience and strong long-term potential.

Early viewings highly recommended!



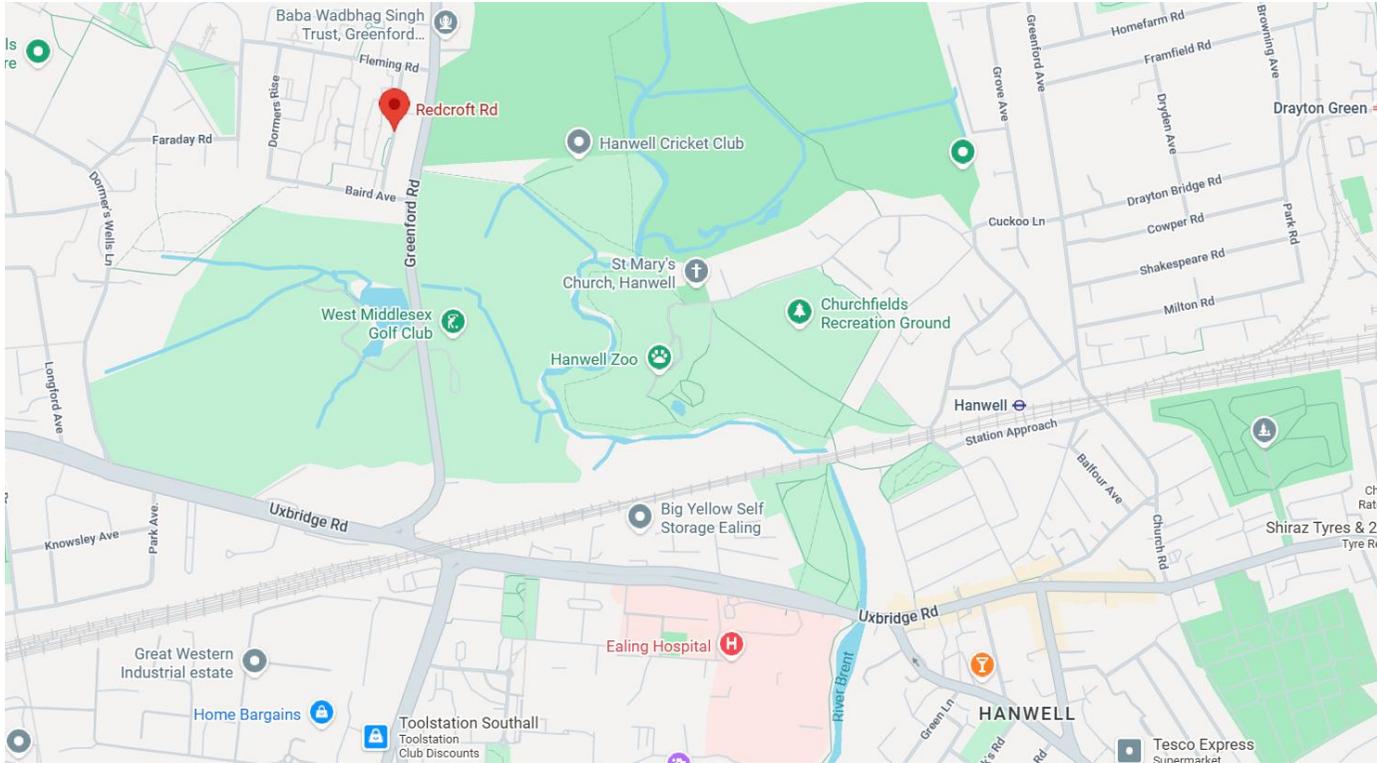
Spacious 2 double bedroom ground floor apartment

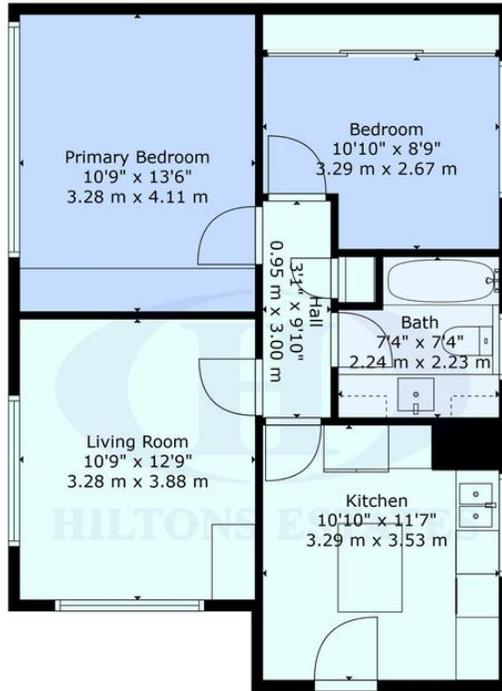
Family bathroom finished to a good standard

Modern kitchen with central island

Private rear garden laid to lawn

Walking distance to shops, amenities & bus stops





TOTAL: 621 sq. ft, 58 m²
FLOOR 1: 621 sq. ft, 58 m²
EXCLUDED AREAS: WALLS: 53 sq. ft, 5 m²



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 Inspection.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 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.