



19-21 Western Road | Southall | UB2 5JL

£210,000

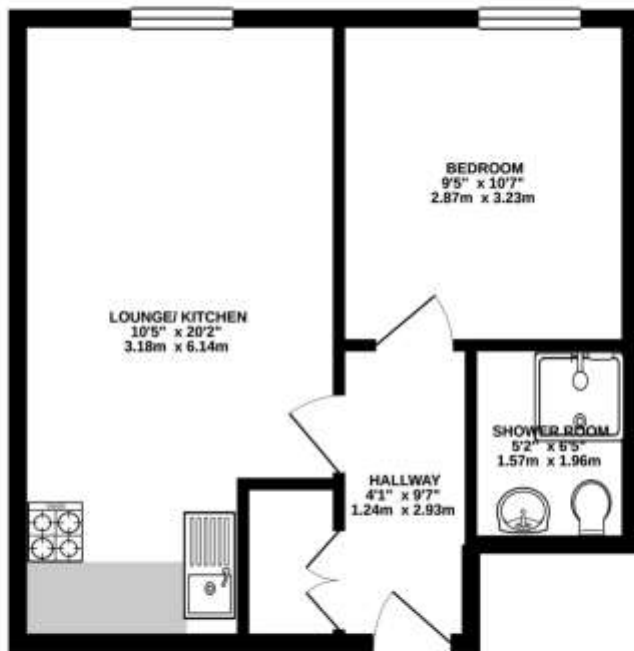
Hiltons Estates proudly present this immaculate 1 bedroom apartment on the 1st floor benefiting of a spacious reception room, high specification kitchen and the modern family bathroom.

An ideal opportunity for new buyers and investors looking for a fantastic rental yield. This property is located within walking distance to local schools, shops, amenities, places-of-worship and the Cross Rail 2019. A perfect Opportunity for families, Commuters and Investors.

- Immaculate Condition
- Moments Away From Station
- Large Reception Room
- High Rental Yield
- Close to Local Amenities



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 382 sq ft. (35.5 sq m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, rooms and other fittings are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Please refer to the contract documents for further details. The contract documents apply to the property as shown on the plan and are subject to any amendments or variations. The contract documents apply to the property as shown on the plan and are subject to any amendments or variations. The contract documents apply to the property as shown on the plan and are subject to any amendments or variations.

Contact Details

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 UB2 5HN

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Agency Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.
 England & Wales
 EU Directive 2002/91/EC