

Livingstone Road , Southall, UB1 1PQ

Nestled on Livingstone Road in the vibrant area of Southall, this charming 1930s/1950s maisonette presents a unique opportunity for investors and cash buyers alike. With two well-proportioned bedrooms and a welcoming reception room, this property offers a comfortable living space that is ripe for modernisation, as reflected in the accompanying pictures.

The maisonette boasts the added benefit of a private garden, perfect for those who appreciate outdoor space, and off-street parking for two vehicles, a rare find in this bustling locale. While the property does require some updating, it is offered with no chain, allowing for a swift transaction.

With a short lease of just 26 years, this property is particularly suited for those looking to invest, as it presents a high yield opportunity with an estimated rental return of approximately £1,700.00 per month. This is a chance not to be missed for savvy investors seeking to enhance their portfolio in a growing area.

Please note, we are dealing with a third party who has entered into an option agreement with the vendor. Seize this opportunity today and make this maisonette your next investment!

Offers In The Region Of £150,000

35 Livingstone Road , Southall, UB1 1PQ



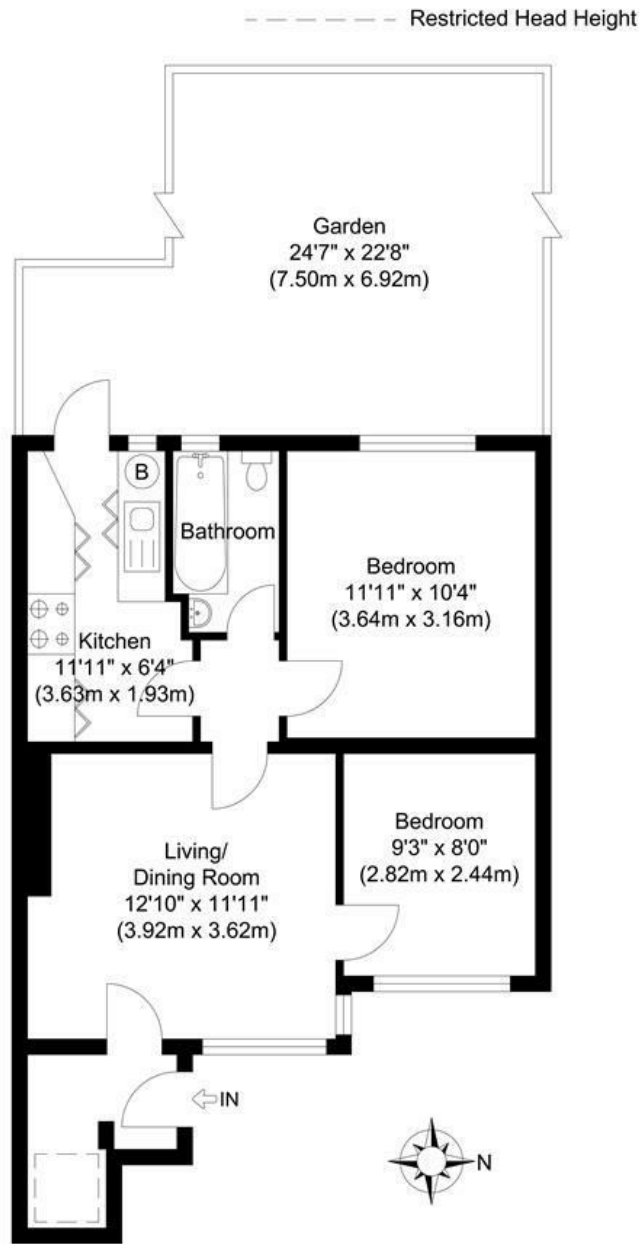
- CASH BUYERS ONLY - SHORT LEASE (APPROX. 26 YEARS REAMINING)
- HIGH-YIELD INVESTMENT - POTENTIAL RENTAL INCOME APPROX. £1700PCM (£20,200 PA)
- TWO BEDROOM MAISONETTE
- SPACIOUS LOUNGE
- FITTED KITCHEN
- BATHROOM / WC
- OFF STREET PARKING FOR TWO CARS
- SPACIOUS PRIVATE REAR GARDEN
- NO CHAIN - QUICK COMPLETION POSSIBLE



Directions



Floor Plan



Total Gross Internal Area
536.25 sq. ft.
(49.82 sq. m)

Ground Floor
Livingstone Road, Southall, UB1

Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	