



**SAB**  
ESTATES

**Rutland Road, Southall**  
Guide Price £295,000

**SAB**  
ESTATES



**SAB**  
ESTATES

## Rutland Road

Southall

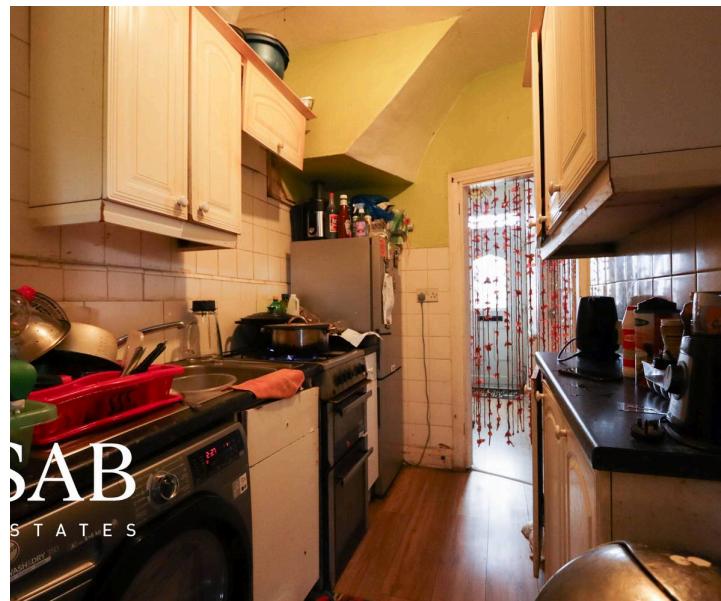
- To Be Sold via Secure Sale (Auction)
- Tenants in Situ with £14,760 Yearly Rental Income
- Potential to Extend STPP
- Freehold
- Driveway
- Private Rear Garden

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



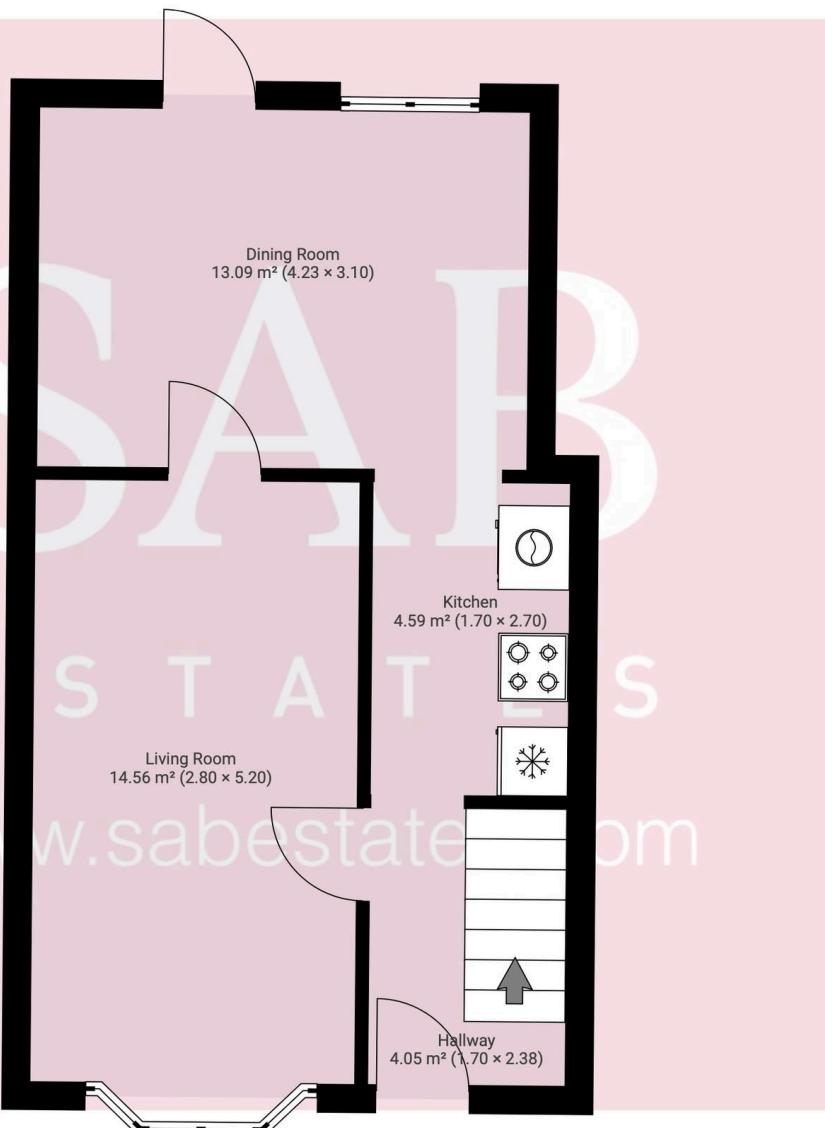
**SAB**  
ESTATES

**SAB**  
ESTATES



### ▼ Ground Floor

TOTAL AREA: 36.27 m<sup>2</sup> • LIVING AREA: 36.27 m<sup>2</sup> • ROOMS: 4



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

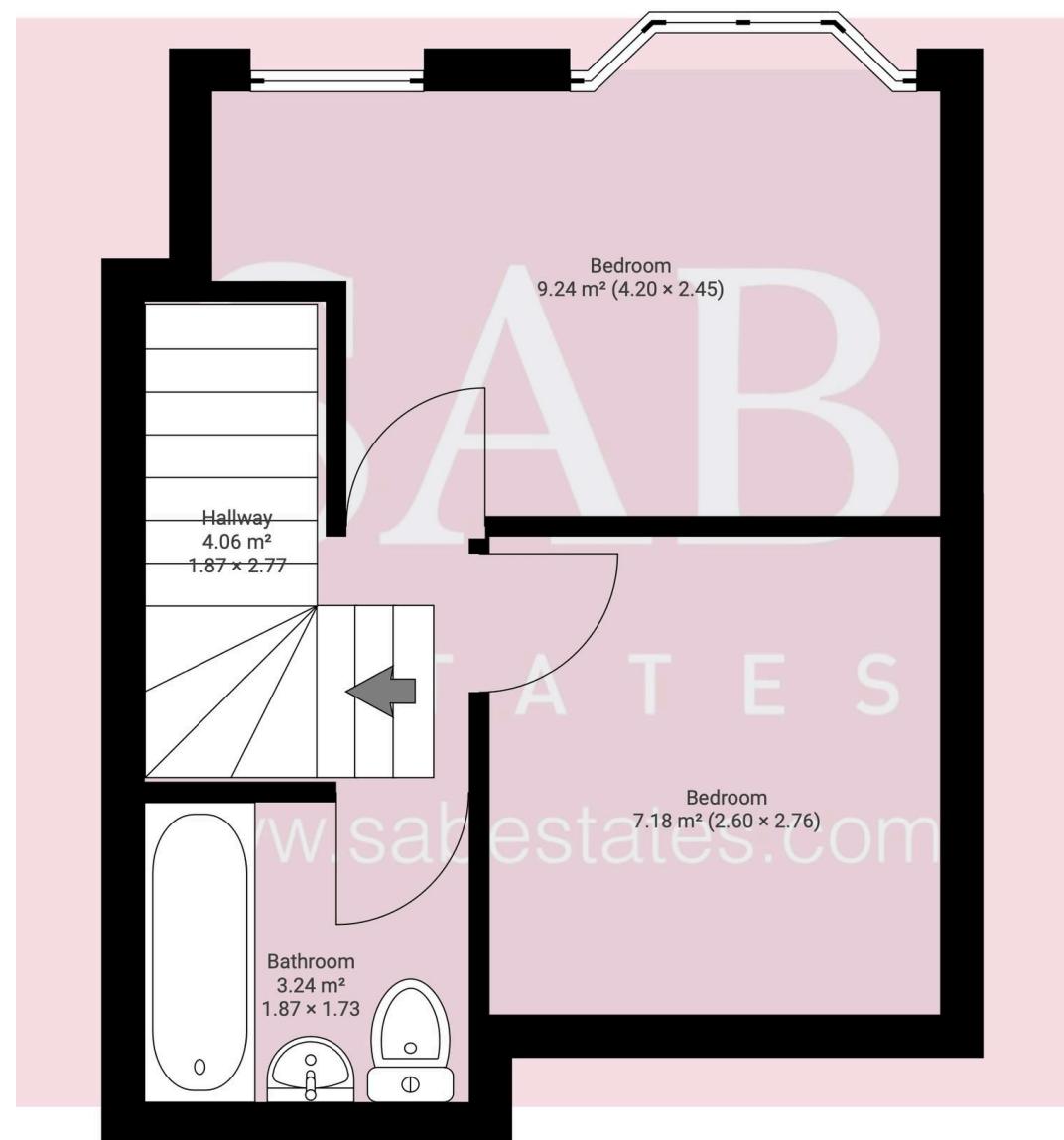
0.0 0.5 1.0 1.5 2.0m

1:45

Page 1/2

### ▼ 1st Floor

TOTAL AREA: 23.71 m<sup>2</sup> • LIVING AREA: 23.71 m<sup>2</sup> • ROOMS: 4



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0.0 0.2 0.5 0.8 1.0 1.2m

1:30

Page 2/2



**SAB**  
ESTATES

**SAB Estates**

236-238 Ruislip Road, Greenford - UB6 9RS

020 8575 2929 • [info@sabestates.com](mailto:info@sabestates.com) • [www.sabestates.com/](http://www.sabestates.com/)