



Allenby Road, Southall

Guide Price **£440,000**

SAB
ESTATES



Allenby Road

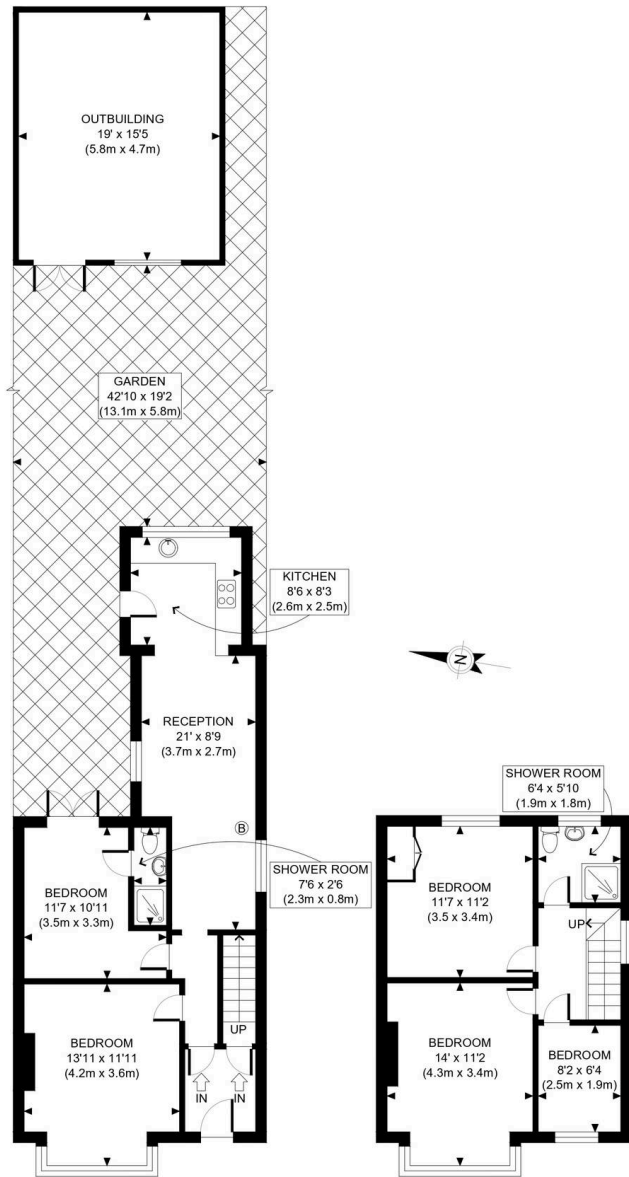
Southall

- End-of-terrace property with two self-contained flats
- Ground floor flat tenanted, producing £1,230 PCM
- First floor flat currently vacant – opportunity to set own rent or reconfigure
- Separate council tax bands for each flat
- Flexible layout – previously had first-floor kitchen
- Good-sized private rear garden with side access
- Rear outbuilding and potential to extend STPP
- Immediate rental income from ground floor flat
- Option to return to single-family home or maintain as investment
- Offered for sale via online auction

Council Tax band: TBD

Tenure: Freehold





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 626 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 439 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING: 1358 SQ FT/ 126 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 1065 SQ FT/ 99 SQM



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



SAB Estates

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