



**Lady Margaret Road
Southall
Greater London
UB1 2NN**

Offers in Excess of £600,000

bettermove

Lady Margaret Road Southall

Bettermove are proud to present this 4 bedroom semi-detached house in Southall available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is D.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises two spacious reception rooms and the fitted kitchen on the ground floor. The first floor consists of three bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. The annexe is brick built, with an open plan living space and kitchen, double bedroom and shower room.

Located in the popular residential area of Southall, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M4 and many local bus routes.

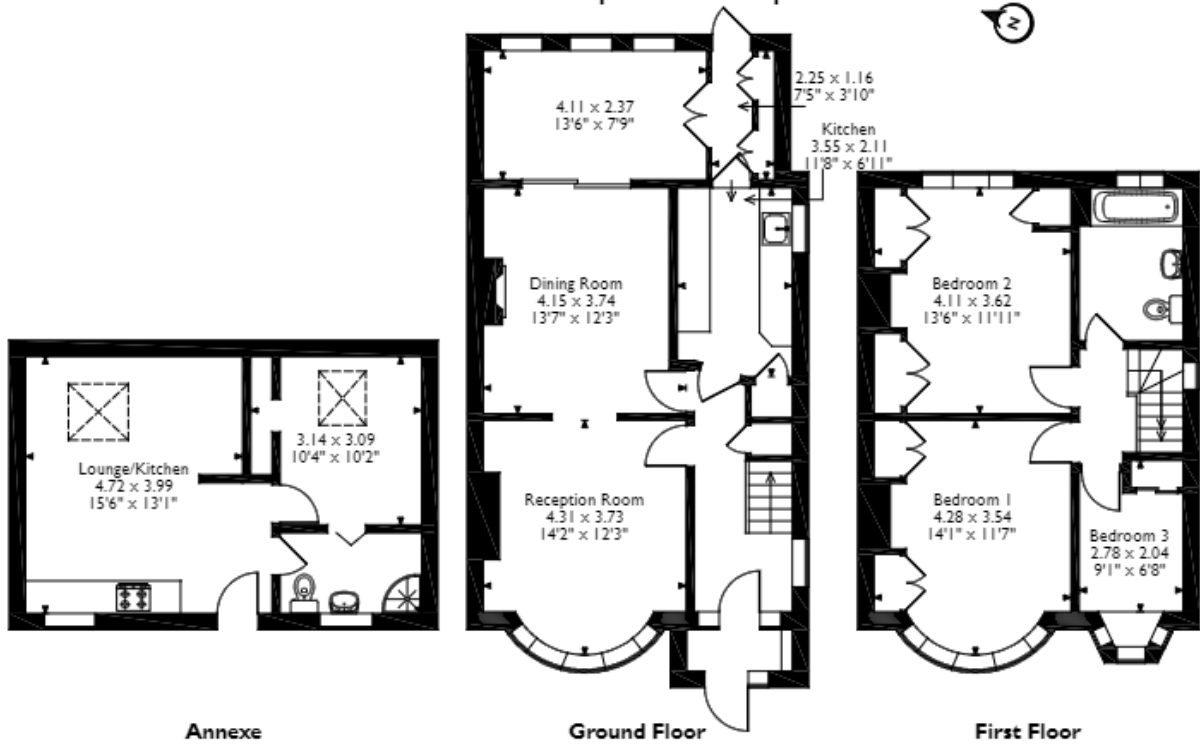
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Lady Margaret Road, Southall
 Approximate Gross Internal Area
 Main House = 107 Sq M/1152 Sq Ft
 Annexe = 34 Sq M/366 Sq Ft
 Total = 141 Sq M/1518 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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