

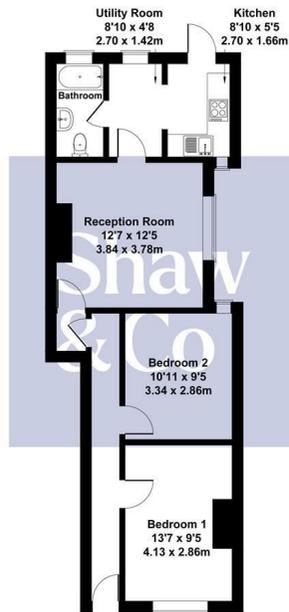
**Shaw
& Co**
ESTATE
AGENTS



£199,950
Victoria Road
Southall, UB2 4EE

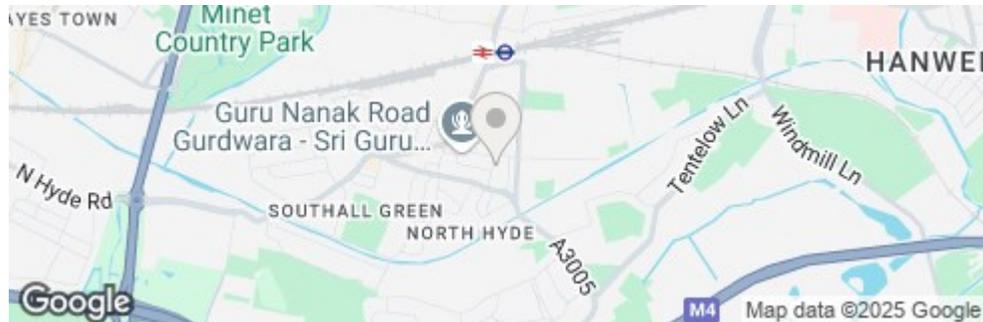
Victoria Road, Southall

Approximate Gross Internal Area
614 sq ft - 57 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

- 2 Bedroom Ground Floor
- Low Lease - 41 Years Remaining
- Short Walk to Southall Station (Elizabeth Line)
- Private Rear Garden
- No Onward Chain.

Agents Note: These particulars are for guidance only. All measurements area approximate and should be rechecked by buyers / tenants. While care has been taken to ensure accuracy, they should be solely relied upon.

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