



**Shaw
& Co**
ESTATE
AGENTS

GUIDE PRICE

£2,100,000

Tentelow Lane

Norwood Green, Southall, UB2 4LP

PROPERTY SUMMARY

A rare and exciting opportunity to acquire two detached bungalows positioned on adjoining plots, extending to approximately 0.35 acres (15,096 sq ft).

The site offers excellent redevelopment potential, with scope for 2–4 new residential units or a substantial single family home, subject to the usual planning consents. The opportunity is further enhanced by precedent set by neighbouring redevelopments along the road, making this an attractive proposition for developers and owner-occupiers.

While the vendors' preference is for a combined sale, consideration may be given to individual purchases. Further details are available upon request, please contact our sales team for more information.

Tentelow Lane, located in the heart of Norwood Green, Southall, is a highly regarded and well-connected residential area. The location successfully balances suburban calm with vibrant local amenities, benefitting from excellent transport links, including Southall Station providing swift access to Central London and Heathrow Airport. Residents enjoy a wide selection of shops, cafés and restaurants along Southall High Street and Broadway, as well as nearby green spaces and the Grand Union Canal, ideal for leisurely walks and outdoor recreation. With a strong community feel, reputable schools close by and a rich cultural offering, this is a compelling opportunity for families, professionals and investors.

6



3



2





LOCAL AUTHORITY
Ealing

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only

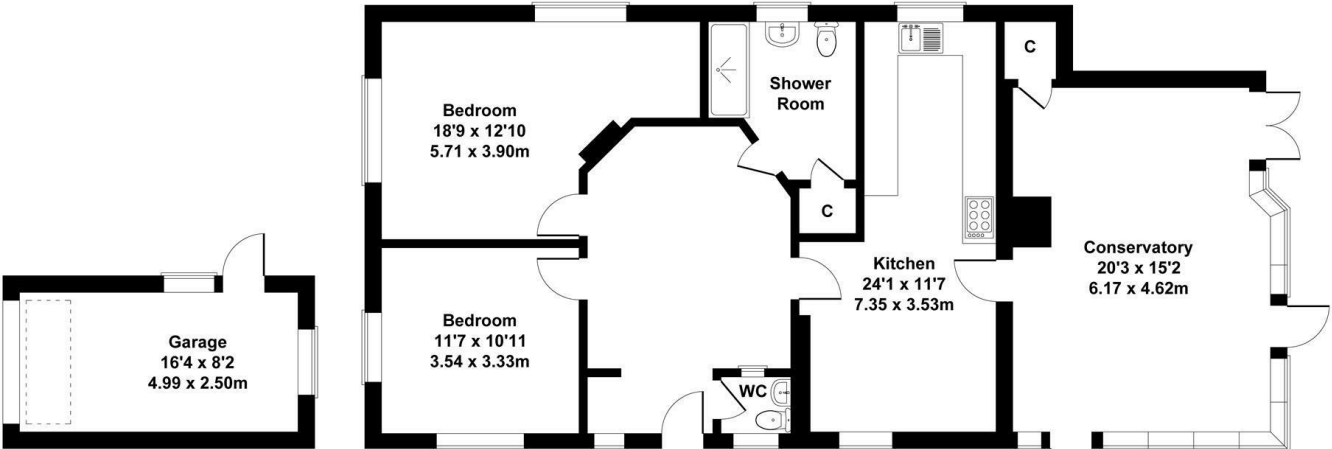
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Tentelow Lane Norwood Green

Approximate Gross Internal Area
1335 sq ft - 124 sq m



GARAGE

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Shaw
&Co

Shaw
&Co
ESTATE
AGENTS

OFFICE ADDRESS
10 Central Parade
New Heston Road
Heston
Middlesex
TW5 0LJ

OFFICE DETAILS
0208 570 7258
heston@shawandcoestates.com