



# £725,000 Freehold

Carlyle Avenue, Southall, UB1

HMO FOR 9 PEOPLE!! Simple Estate Agents present to the market this five bed house currently with a HMO licence for 9 people (5 households). The property benefits from five bedrooms, four bathroom/shower rooms, rear room in garden with w/c and side access. The property is located a short walk to Southall Broadway, bus stops and Southall Station. This is a great opportunity for investment..

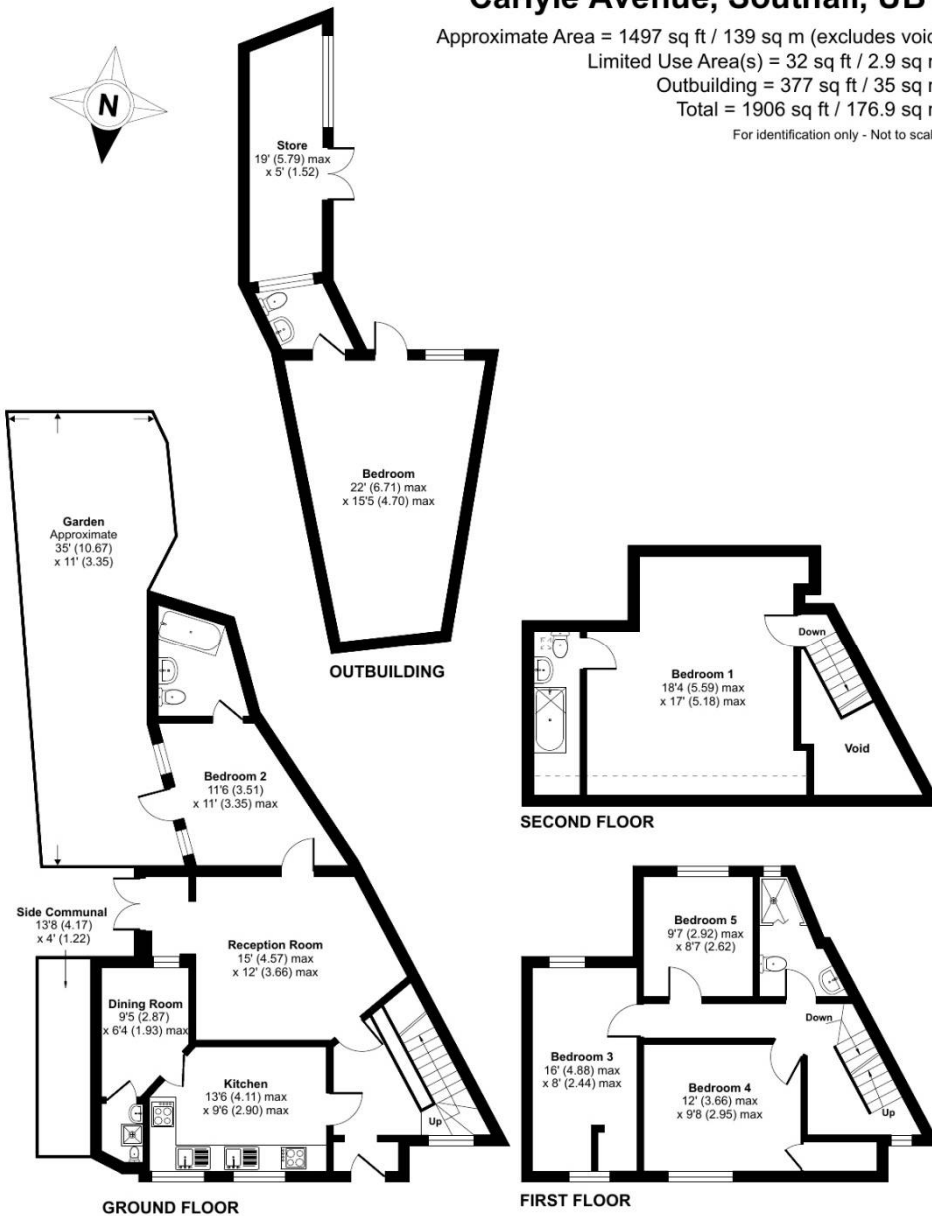


# Carlyle Avenue, Southall, UB1

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Approximate Area = 1497 sq ft / 139 sq m (excludes void)  
 Limited Use Area(s) = 32 sq ft / 2.9 sq m  
 Outbuilding = 377 sq ft / 35 sq m  
 Total = 1906 sq ft / 176.9 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Simple Estate Agents. REF: 1038111

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

### Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 28 sec (262 ft) Follow Coldharbour Ln and Uxbridge Rd/A4020 to Dane Rd in Southall 9 min (1.8 mi) Continue on Dane Rd. Drive to Carlyle Ave 3 min (0.7 mi) UB1 2LN Carlyle Ave, Southall

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.