



## 2 bed terraced house to buy in

Rutland Road, Southall, London,  
Middlesex, UB1 2XT

**£275,000** Starting Bid

 x 2  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ To Be Sold via Secure Sale
- ✓ Tenants in Situ with £14,760 Yearly Rental Income
- ✓ Potential to Extend STPP
- ✓ Freehold
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Other

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000

This property will be legally prepared, enabling an interested buyer to secure the purchase immediately once their bid/offer has been accepted. The process is transparent and designed to provide speed, security and certainty for all parties.

Two-Bedroom Mid-Terrace – Auction Sale

An excellent opportunity to purchase a two-bedroom mid-terrace house via secure auction at a guide price of £295,000. Sold with tenants in situ (currently generating £14,760 per year), this freehold property offers strong potential to improve and add value, including the possibility to extend (subject to planning).

Featuring two bedrooms, a living area, kitchen, bathroom, and off-street parking, it's conveniently located near shops, schools, and transport links. Ideal for investors or buyers looking for a property with value and growth potential.

Council Tax Band: C

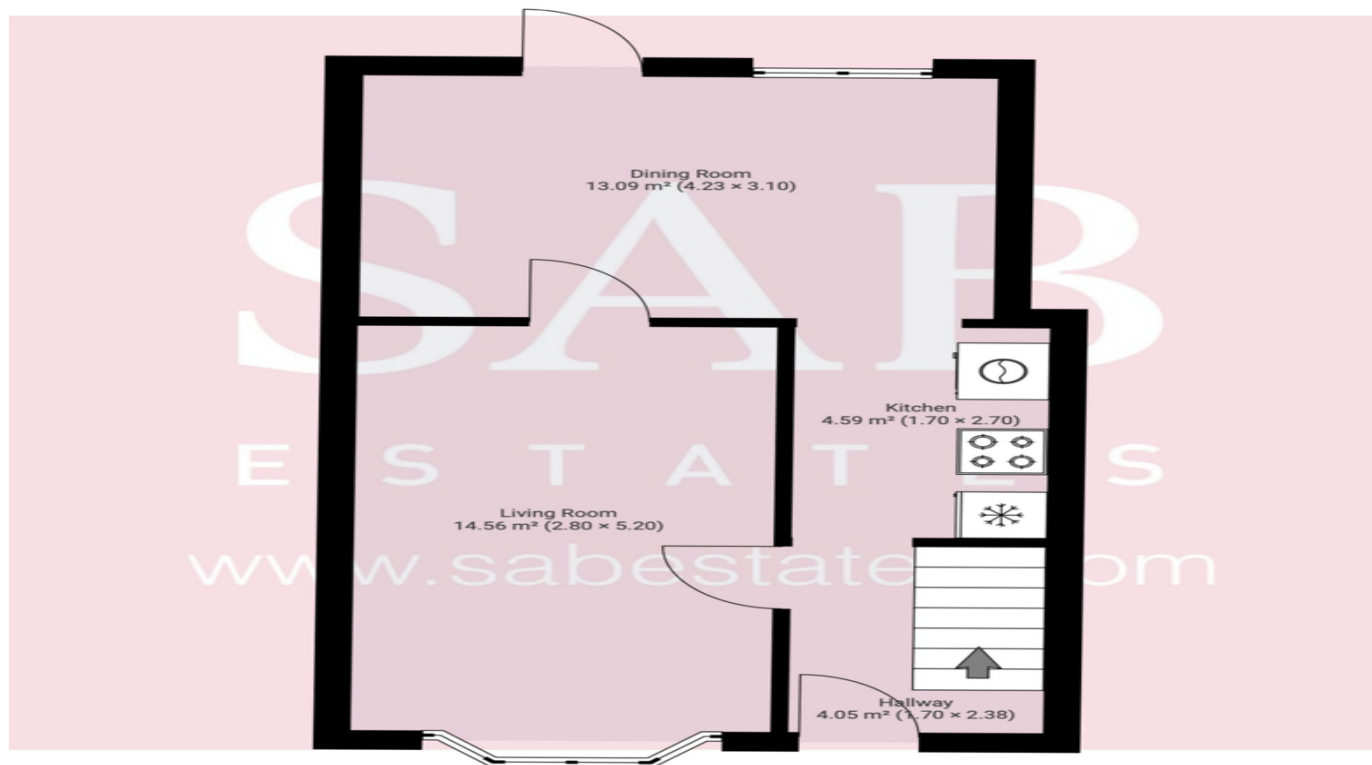
Tenure: Freehold

Price: Starting Bid £275,000

Property Type: Terraced House

Parking: Driveway

Heating: Other



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Page 1/2

SAB ESTATES  
info@sabestates.com

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www.sabestates.com

02085752929

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 64      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Rutland Road, Southall, London, Middlesex, UB1 2XT

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

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