



Kingston Road, Southall, UB2 4AP
£3,000 Per Calendar Month

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Available to rent from mid-June, this substantial semi-detached house offers spacious and versatile accommodation in a prime location just 0.2 miles from Southall Station.

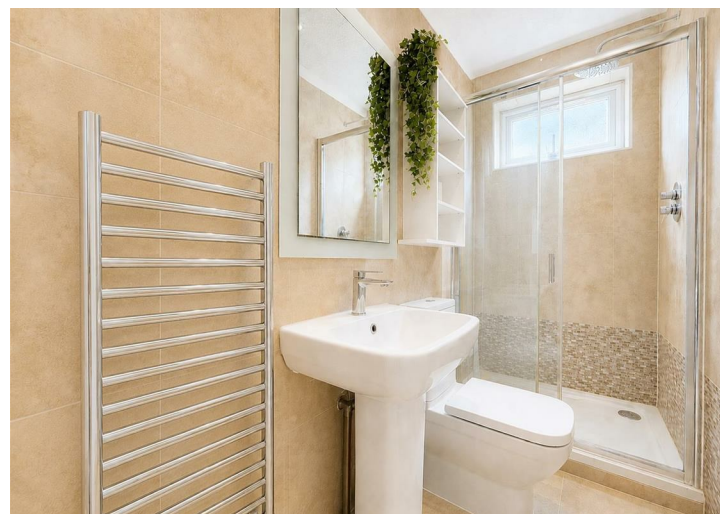
The property comprises five sizeable bedrooms, all benefiting from fitted wardrobes, making it ideal for larger families or professional sharers. The home features a bright and expansive through lounge, providing an excellent space for both relaxing and entertaining, alongside a modern fitted kitchen with ample storage and workspace.

Further benefits include a well-appointed family bathroom/WC in addition to two separate shower rooms/WCs, offering added convenience for busy households. Externally, the property boasts a private rear garden and off-street parking for two vehicles.

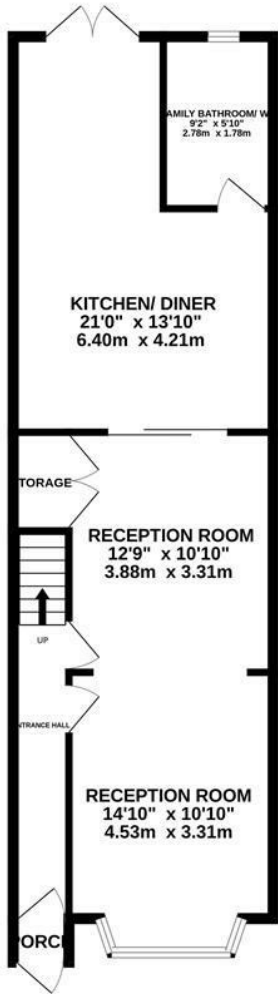
Situated in the heart of Southall, the property is a well-connected residential location offering excellent access to a wide range of local amenities and transport links. The area is just moments from Southall Station, providing fast and convenient connections into Central London and beyond via the Elizabeth Line. Southall Broadway is nearby, offering an extensive selection of shops, supermarkets, cafés, restaurants, and everyday conveniences, while the area is also renowned for its vibrant community atmosphere and cultural attractions. Residents benefit from easy access to highly regarded local schools, parks, and leisure facilities, making the location popular with both families and professionals alike.

Key Features

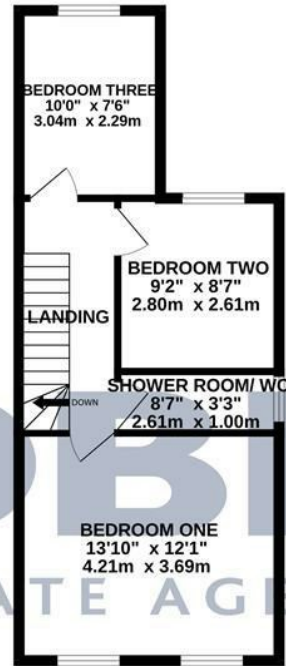
- **Available To Rent Mid-June!**
 - **Semi-detached House**
- **Five Sizeable Bedrooms with Fitted Wardrobes**
 - **Modern Fitted Kitchen**
 - **Large Through Lounge**
- **Family Bathroom/ WC + Two Shower Rooms/ WC's**
 - **Rear Garden**
- **Off-street Parking for Two Vehicles**
 - **Southall Station 0.2 Miles**
 - **Prime Location**



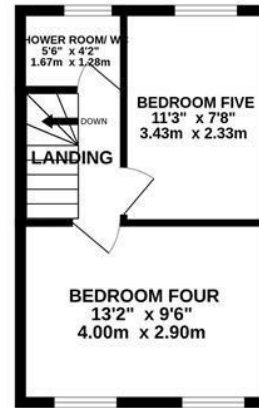
GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



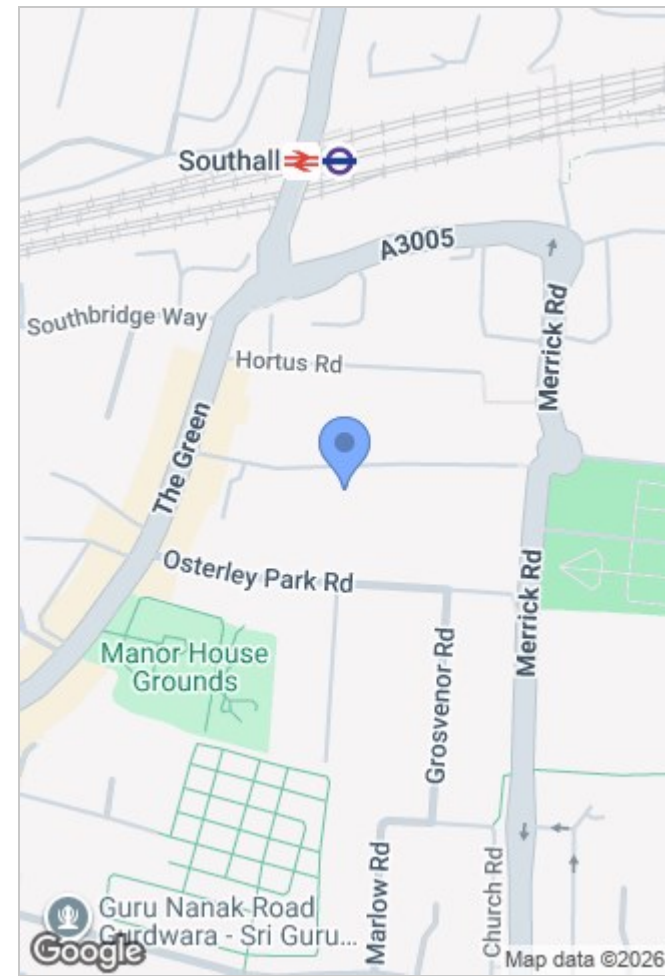
2ND FLOOR
273 sq.ft. (25.4 sq.m.) approx.



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TOTAL FLOOR AREA : 1352 sq.ft. (125.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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