



**Wentworth Road, Southall, UB2 5TS**  
**£2,650 Per Calendar Month**

**DBK**  
ESTATE AGENTS



## Wentworth Road, Southall, UB2 5TS £2,650 Per Calendar Month

Stylish and Spacious Four-Bedroom Home - Available to Rent Immediately!

This impressive end-terraced home combines space, style, and convenience, making it an ideal choice for families or professionals. Perfectly positioned just 1 mile from Southall Station, the property offers excellent access to central London via the Elizabeth Line, as well as a variety of local bus routes.

Inside, the home features four generously sized bedrooms, each complete with fitted wardrobes to maximise storage. The spacious reception rooms, complemented by a dedicated dining area, create a versatile layout that works equally well for entertaining guests or relaxing with family. The fully fitted kitchen is designed for both practicality and style, while two modern family bathrooms/WCs add convenience for busy households.

Outside, a private rear garden provides the perfect setting for outdoor dining, children's play, or simply enjoying the fresh air. The driveway offers off-street parking, adding to the ease of day-to-day living.

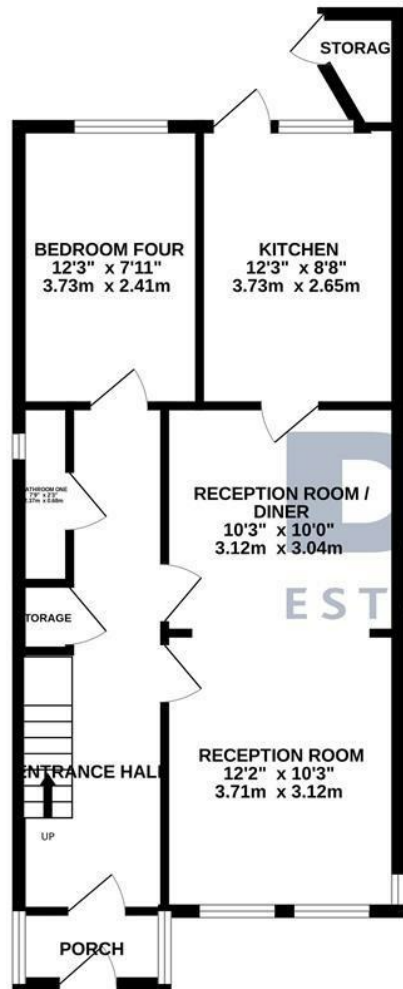
Situated in a prime location, the property is within easy reach of excellent schools, local parks, and a diverse range of shops, restaurants, and supermarkets. With superb transport links, green spaces nearby, and a welcoming community atmosphere, this home offers the perfect balance of comfort and connectivity.

## Key Features

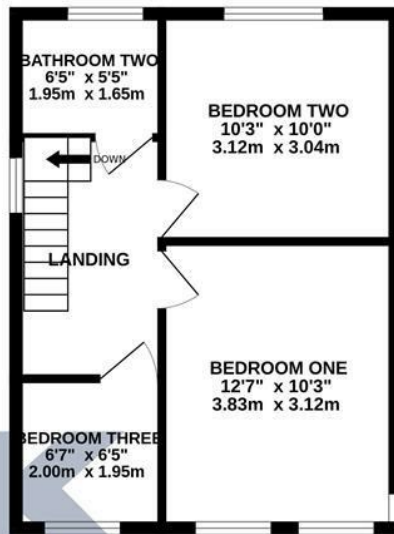
- Available To Rent Immediately!
  - End-Terraced House
- Four Bedrooms with Fitted Wardrobes
  - Sizeable Reception Room / Diner
    - Fitted Kitchen
- Two Stylish Family Bathroom/ WC
  - Driveway for Off-street Parking
    - Private Rear Garden
    - Prime Location
    - Southall Station 1 mile



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



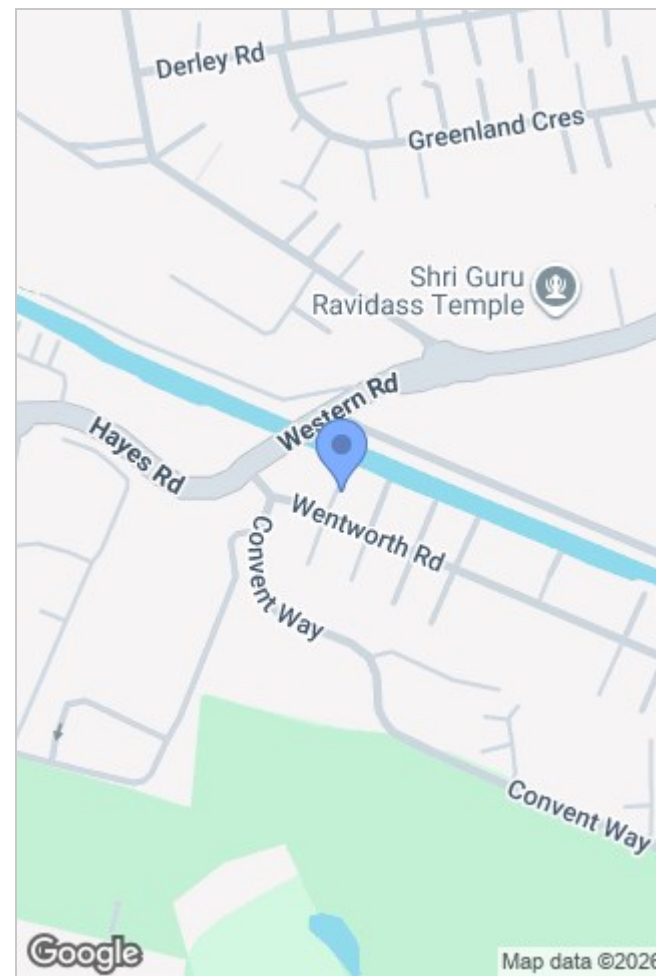
1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



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TOTAL FLOOR AREA : 981 sq.ft. (91.1 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			
		64	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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