



Clifton Road

Isleworth, TW7 4HL

Guide price £700,000



Freehold investment or development opportunity, made up of four self contained apartments, comprising of 1 x studio flat, 1 x one bedroom flat, 1 x two bedroom flat and 1 x three bedroom flat. Currently let out on AST agreements, potential for further development, or immediate rental returns. Situated within close proximity to Isleworth station, the A4, Heathrow airport, local buses & amenities.



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £700,000. Freehold investment or development opportunity, made up of four self contained apartments, comprising of 1 x studio flat, 1 x one bedroom flat, 1 x two bedroom flat and 1 x three bedroom flat. Currently let out on AST agreements, potential for further development, or immediate rental returns. Situated within close proximity to Isleworth station, the A4, Heathrow airport, local buses & amenities.

This is an excellent freehold investment or development opportunity available for sale.

Situated on a quiet residential street, just off the main London Road, close to Isleworth railway station & within easy access to Hounslow bus station.

All four units are currently let out on AST agreements to long standing tenants and this is a great opportunity for a buy to let investor looking for immediate returns, or a developer looking to add value and further develop an existing plot.

Comprising of four self contained apartments, features include;

- A self contained studio apartment with a large private garden on the ground floor
- A three bedroom self contained apartment with a small private patio garden on the ground floor
- A self contained two bedroom first floor apartment
- A self contained one bedroom second floor loft apartment
- Freehold site
- Each unit is individually let out to long standing tenants
- Potential for further development or modernisation
- Close proximity to local shops, buses, parks, schools, colleges and amenities
- Quiet residential street
- Close to Isleworth railway station with links into London Waterloo
- Easy access to Hounslow bus station, Hounslow east tube station & Osterley tube station
- Sold with tenants in situ
- Current total rental income circa £4645 per month, providing a yield of approximately 7.9% based on the guide price, provides an amazing investment opportunity

Call our office today to organise an appointment to view

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

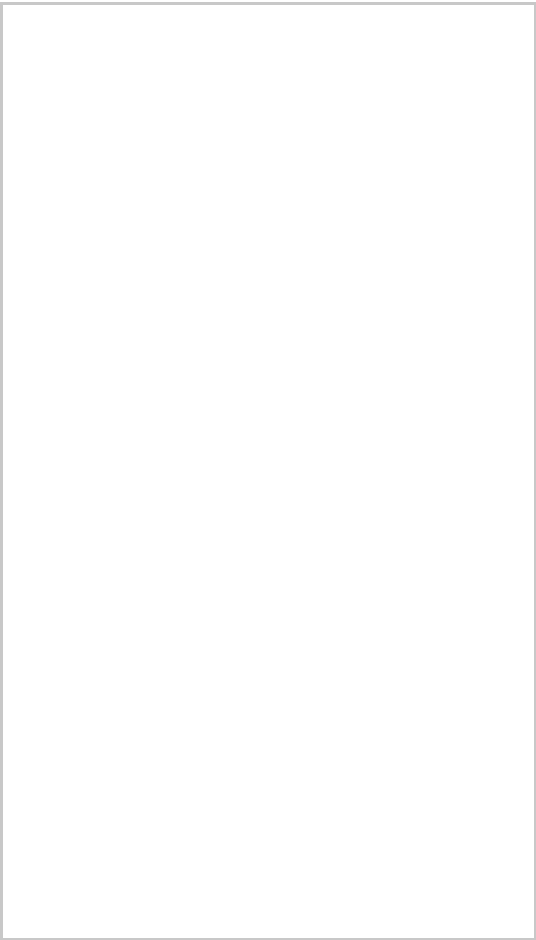
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

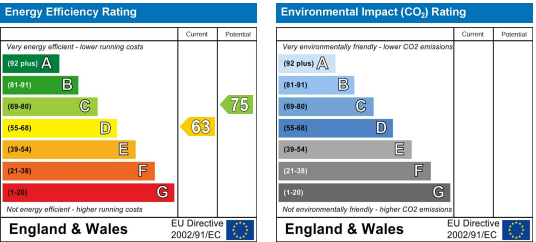
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.