



## Westbury Avenue, Southall, UB1 2UY

RENTAL INVESTORS / HMO SPECIALISTS / DEVELOPERS.....

DO NOT MISS THIS UNIQUE OPPORTUNITY!

No.59 + 61 WESTBURY AVENUE. + 34 DEVONSHIRE WAY, SOUTHALL UB1 2UY

A ROW OF 3 ADJOINING AND EXTENDED TERRACED HOUSES CURRENTLY CONVERTED INTO 10 UNITS. (ALSO AVAILABLE TO PURCHASE INDIVIDUALLY).

No.59 WESTBURY AVENUE.

2 GROUND FLOOR STUDIO APARTMENTS.

2 FIRST FLOOR FLOOR 1 BEDROOM FLATS.

No.61 WESTBURY AVENUE.

1 GROUND FLOOR 1 STUDIO FLAT.

1 FIRST FLOOR 1 BEDROOM FLAT.

No.34 DEVONSHIRE ROAD.

1 GROUND FLOOR STUDIO APARTMENT.

1 GROUND FLOOR 1 BED FLAT.

**Guide Price £2,500,000**

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrisondavis.com](mailto:info@charrisondavis.com) [www.charrisondavis.co.uk](http://www.charrisondavis.co.uk)

59 Westbury Avenue, Southall, UB1 2UY

No.59 Flat 'A' Ground Floor Studio



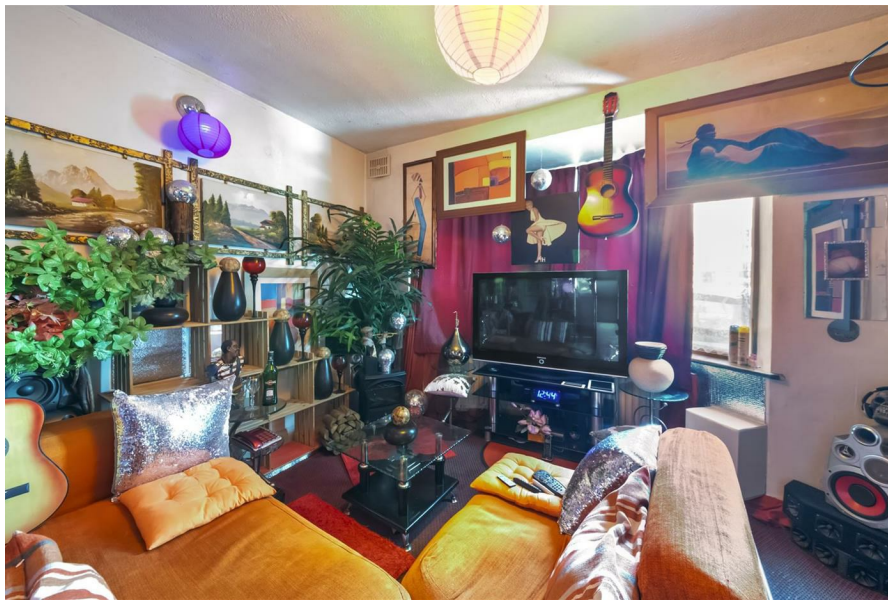


59 Westbury Avenue, Southall, UB1 2UY



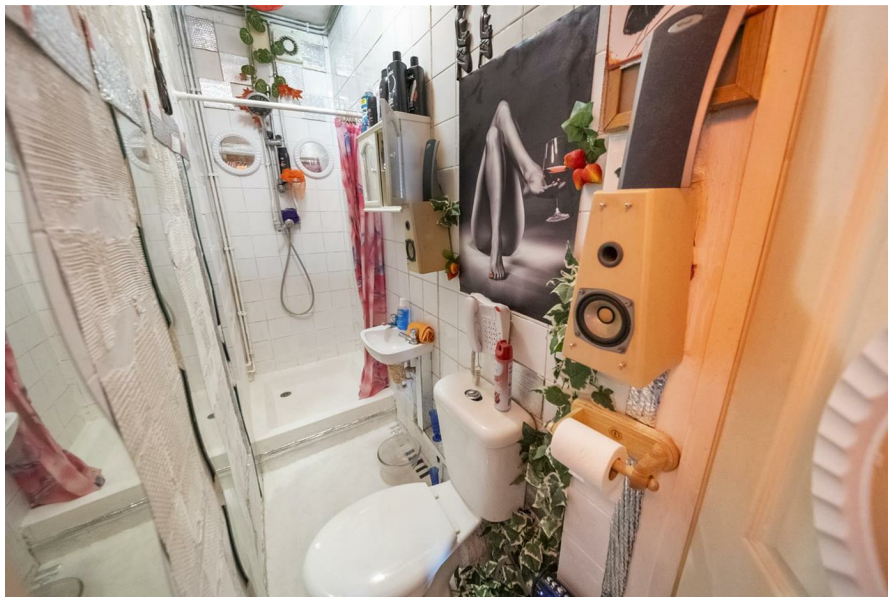
59 Westbury Avenue, Southall, UB1 2UY

'B' Ground Floor Studio





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY

'C' First Floor 1 Bed Flat





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY

'D' First Floor 1 Bed Flat





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY



No.61 'A' Ground Floor Studio





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY

No.61 'B' First Floor 1 Bed Flat





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY

No.34 'A' Ground Floor 1 Bed Flat





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY



'B' Ground Floor Studio





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY



'C' 2 Bed First Floor Flat





59 Westbury Avenue, Southall, UB1 2UY



59 Westbury Avenue, Southall, UB1 2UY





59 Westbury Avenue, Southall, UB1 2UY

Garden Annex 2 Bed Ground Floor Flat



59 Westbury Avenue, Southall, UB1 2UY





59 Westbury Avenue, Southall, UB1 2UY



Outside



59 Westbury Avenue, Southall, UB1 2UY





59 Westbury Avenue, Southall, UB1 2UY



## Floor Plan

Approximate Gross Internal Area = 381.00 sq m / 4101 sq ft  
Annex / Bungalow = 48.83 sq m / 526 sq ft  
Store = 12.44 sq m / 134 sq ft  
Total = 442.27 sq m / 4761 sq ft




Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

© Vizion Property Marketing Produced for Charrison Davis



## Energy Efficiency Rating

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

59 Westbury Avenue, Southall, UB1 2UY

