

Westbury Avenue, Southall, UB1 2UY

BUILDERS / INVESTORS!

THIS IS AN UNUSUAL OPPORTUNITY TO PURCHASE EACH OR ALL 3 OF A ROW ADJOINING AND EXTENDED TERRACED HOUSES PREVIOUSLY 'LET' UNDER AN HMO LICENCE (RECENTLY EXPIRED).

THIS IS NO.61 WESTBURY AVENUE WHICH IS A 3 BEDROOM TERRACED HOUSE WITH AN 18' X 12' EXTENDED KITCHEN AND BRICK BUILT GARDEN ROOM CURRENTLY CONVERTED INTO 2 SELF CONTAINED FLATS WITH OFF STREET PARKING FOR SEVERAL CARS.

WESTBURY AVENUE IS A PRIME LOCATION SITUATED JUST OFF LADY MARGARET ROAD WITH EXCELLENT BUS ROUTE LINKS AND EASY ACCESS TO THE AMENITIES OF GREENFORD AND SOUTHAL BROADWAY.

NO ONWARD CHAIN!

Guide Price £500,000

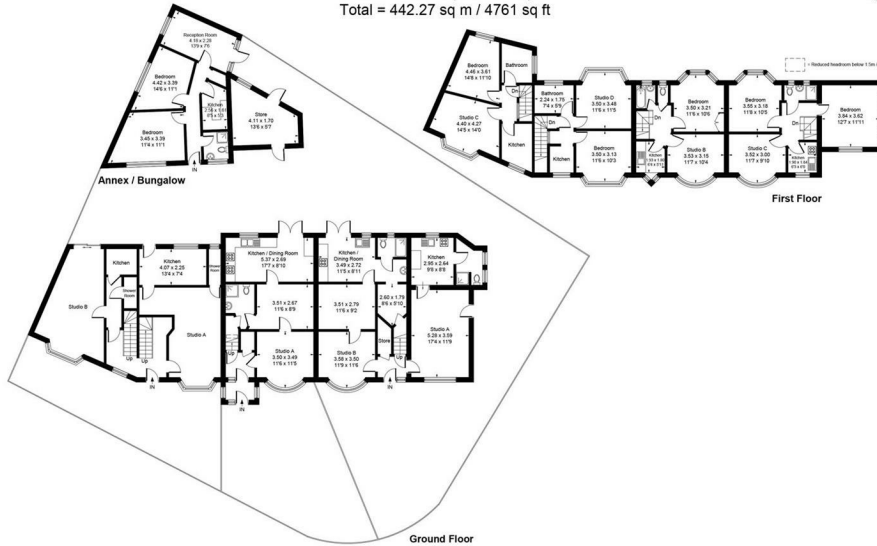
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Approximate Gross Internal Area = 381.00 sq m / 4101 sq ft
 Annex / Bungalow = 48.83 sq m / 526 sq ft
 Store = 12.44 sq m / 134 sq ft
 Total = 442.27 sq m / 4761 sq ft



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.


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Energy Efficiency Rating

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

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