



## 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 SOUTHALL BROADWAY.

NO ONWARD CHAIN!

**Guide Price £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)



61. Westbury Avenue, Southall, UB1 2UY



# 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>		

<h2>England &amp; Wales</h2>	<p>EU Directive 2002/91/EC</p> 
------------------------------	--

61. Westbury Avenue, Southall, UB1 2UY

