



Westbury . Avenue, Southall, UB1 2UY

BUILDERS / INVESTORS!

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

THIS IS NO.59 WESTBURY AVENUE WHICH IS A 6 BEDROOM END OF TERRACED HOUSE WITH AN EXTENDED KITCHEN AND 2 LOUNGES (SIMILAR TO 2 X 3 BEDROOM HOUSES WITH 2 SEPARATE STAIRCASES - CURRENTLY CONVERTED INTO 4 SELF CONTAINED FLATS) IN ADDITION THIS PROPERTY ALSO HAS A 2 DOUBLE BEDROOM DETACHED GARDEN BUNGALOW AND 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 £850,000

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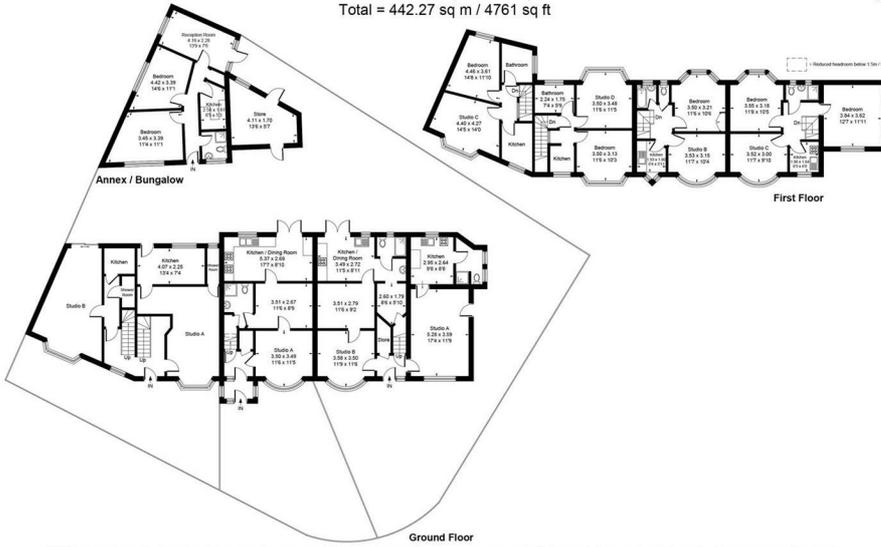


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Approximate Gross Internal Area = 381.00 sq m / 4101 sq ft
 Annex / Bungalow = 48.83 sq m / 526 sq ft
 Store = 12.44 sq m / 134 sq ft
 Total = 442.27 sq m / 4761 sq ft



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>		

England & Wales

EU Directive
2002/91/EC



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