

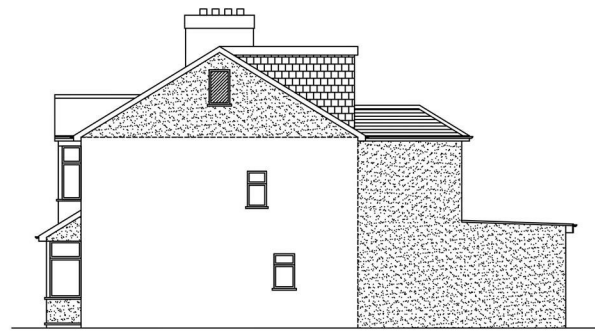


Greenland Crescent, Southall, UB2 5ER
Guide Price £570,000

DBK
ESTATE AGENTS



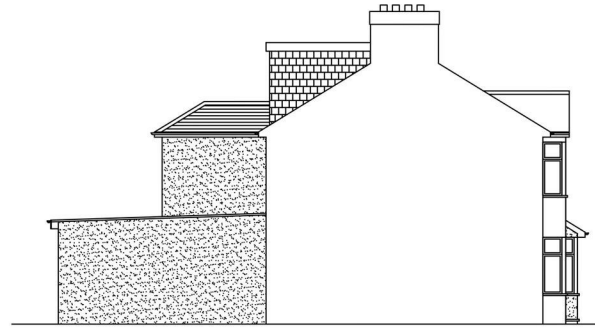
Proposed Front Elevation
Scale:1:100



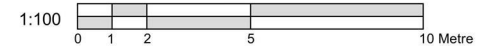
Proposed Side Elevation
Scale:1:100



Proposed Rear Elevation
Scale:1:100



Proposed Side Elevation
Scale:1:100



 BANCIL Partnership LTD	Dimensions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy. This drawing is the property of BANCIL PARTNERSHIP LTD Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained or disclosed to any unauthorised person, either wholly or in part without the consent in writing of BANCIL PARTNERSHIP LTD 131 Heston Road, Hounslow, Middx, TW5 0RD Tel: 020 8574 4546 Fax: 020 8574 4526	Site Address:	Client Detail:	Title:	Drawn By: NM	Revisions:		
		80 Greenland Crescent Southall Middlesex UB2 5ER	80 Greenland Crescent Southall Middlesex UB2 5ER	Proposed Elevations	Checked By: PP	Rev	Revision	Date
			Scale: 1:100	Paper Size: A3	Date: 10/2020			
					Drawing No. LWVP/3060 - 04			

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Guide Price £570,000

This property offers an exciting opportunity for homeowners or investors, with NO ONWARD CHAIN and Approved Planning Permissions for significant development.

Currently, the property is a non-extended end-of-terrace home featuring three bedrooms, two reception rooms, a kitchen and a family bathroom. Other features include a rear garden with side gated access and a front garden with potential for off-street parking.

The approved planning permissions allow for extensive improvements, including a single-storey front porch extension, a single-storey and part two-storey rear extension, roof alterations from hip to gable end, a rear roof extension with two roof lights to the front slope and the conversion of the property into two self-contained flats.

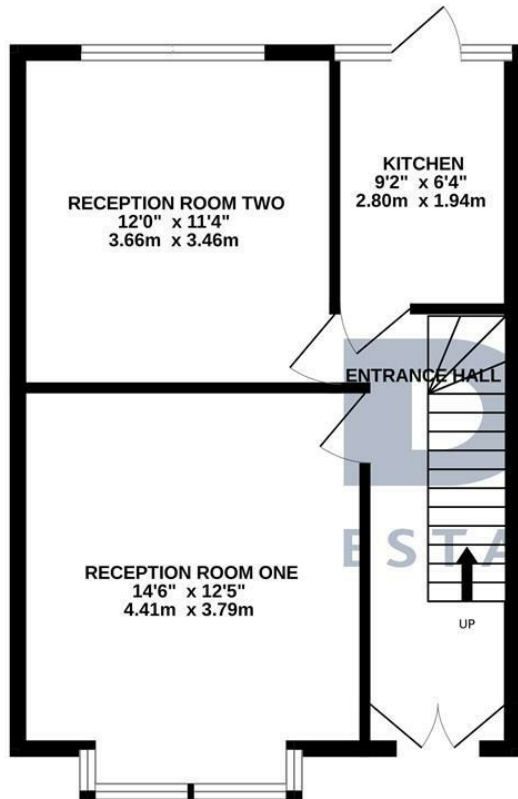
Ideally established in the heart of the town, this property is situated moments away from Southall King Street providing local amenities such as fast food restaurants, shops and 24 hour access gyms. There are also excellent nearby transport links located nearby such as; Southall Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. The property falls within the catchment for various local reputable schools. In addition, the M4 and A40 are located within a short drive from the property.

Key Features

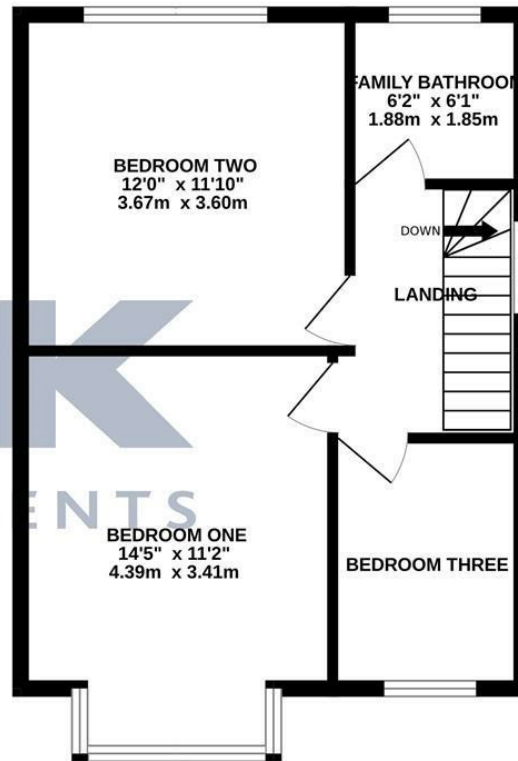
- No Onward Chain
- Approved Planning Permission for Single storey front porch extension; single storey, part two storey, rear extension; Alteration of roof from hip to gable end; rear roof extension and installation of two roof lights to front roof slope
- Approved Planning Permission for Conversion of existing house into 2 self-contained flats
- Currently Non Extended End of Terrace
 - Three Bedrooms
 - Two Bedrooms
 - Kitchen
 - Family Bathroom
- Rear Garden with Side Gated Access
- Front Garden with Potential for Off Street Parking



GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

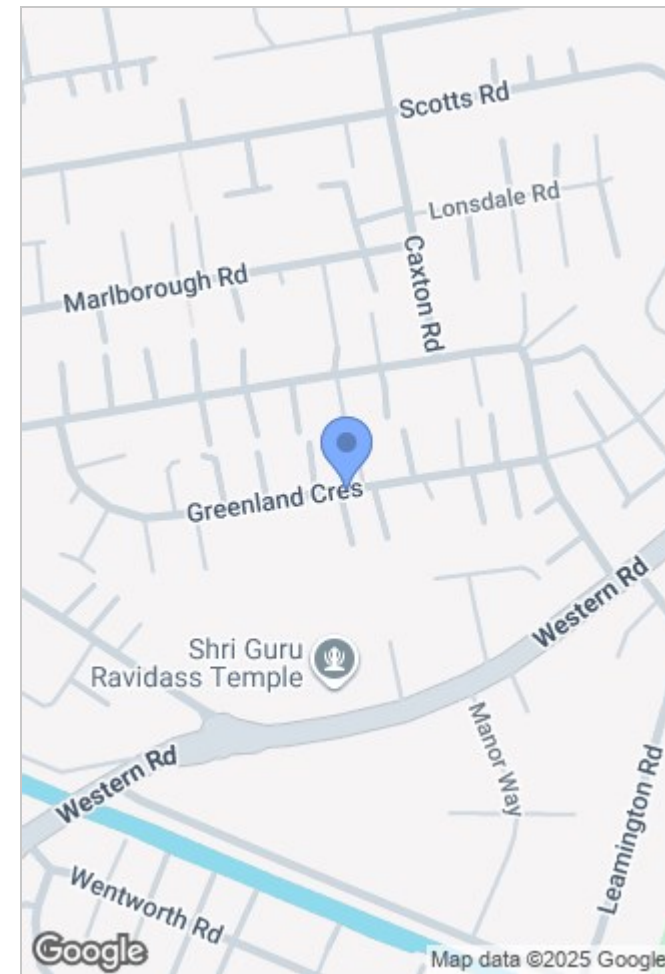


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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