

Lot 53

105 St Stephen's Road,
Hounslow, Middlesex, TW3 2BL
GUIDE PRICE: £500,000 PLUS



**DETACHED EDWARDIAN PROPERTY
ARRANGED AS THREE FLATS WITH PLANNING
GRANTED FOR DEMOLITION AND A
DEVELOPMENT OF TWO LARGE SEMI-
DETACHED HOUSES**

This detached property is currently arranged as three self-contained flats all producing income under Assured Shorthold Tenancies and is being sold with the benefit of this investment income. The site has been granted planning permission under reference 00992/105/P9 for the demolition of the existing building and for the erection of a pair of five bedroom semi-detached houses both offering accommodation of approximately 1435 sq ft each. The property will therefore be of interest to investment purchasers, developers and homeowners.

ACCOMMODATION & LEASE DETAILS

Flat a: 2 bedroom accommodation currently let on an AST of £700.00 PCM for a period of 1 year from date of 1st June 2009 with the tenant holding over.

Flat b: 1 bedroom accommodation currently let on an AST of £625.00 PCM for a period of 1 year from date of 12th June 2009 with the tenant holding over.

Flat c: 1 bedroom accommodation currently let on an AST of £630.00 PCM for a period of 1 year from date of 6th June 2009 with the tenant holding over.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 2000
Council Tax Bands: Flat a: C Flats b&c: B

VENDORS SOLICITORS

Gummer & Singh, 5 Bell Parade, Bell Road
Hounslow Middlesex TW3 3NU
020 8572 6905

VIEWING TIMES

By appointment through the Auctioneers