

# Lot 13

49 Warren Road, Whitton,  
Middlesex TW2 7DH

**GUIDE PRICE: £490,000\***



## TWO FLOOR SEMI-DETACHED CORNER HOUSE WITH POTENTIAL

This semi-detached house occupying a large corner plot is arranged over two stories and has been extended at ground floor level with potential to further extend and also erect a detached house to the rear. The property is situated at the corner of Warren Road and The Ridge within this popular residential location with the shopping and main line railway stations at Whitton within half a mile and Twickenham within a mile. The property is let on an Assured Shorthold Tenancy for a term of 12 months from November 2014 at a rent of £1,295 per month (£15,540 per annum).

Plans have been drawn up (but not yet submitted) for the erection of a bungalow at the end of the garden with an off-street parking space. Potential exists to expand the existing extension to first floor level, create a loft extension, erect a two storey rear extension and convert into a number of self-contained flats all subject to receiving necessary consents. Prospective purchasers must rely upon their own enquiries in this respect.

### ACCOMMODATION

First Floor: Three bedrooms, bathroom, separate WC  
Ground Floor: Entrance porch, hallway, reception room, dining room, study/bedroom 4, kitchen, breakfast room.  
Outside: Front garden. Rear garden backing onto vehicular service road.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Richmond upon Thames.

Tel: 020 8891 1411

Council Tax: Band E

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN