

## Lot 47

# 105 St Stephen's Road, Hounslow, Middlesex, TW3 2BL AVAILABLE AT £540,000



## 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.

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.

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.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow

### VENDORS SOLICITORS

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

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN