

# Lot 24

## 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

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**