



**Spring Grove Road, Hounslow, TW3 4BJ**  
**Guide Price £299,950**

**DBK**  
ESTATE AGENTS



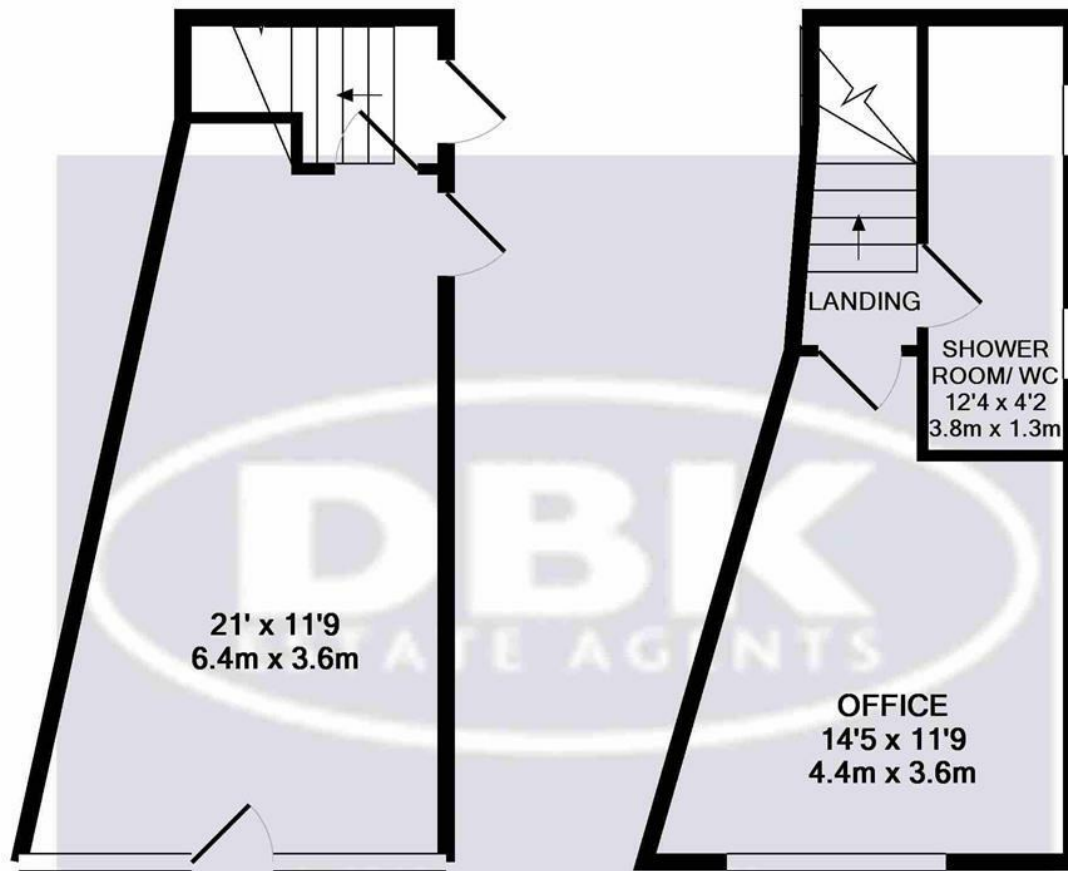
An exclusive opportunity to acquire this BRAND NEWLY REFURBISHED FREEHOLD premises conveniently sited 0.4 miles from Hounslow East Underground Station! Arranged over two floors and boasting 437 Sq.Ft the building consists of a shop floor, office upstairs on the first floor and side access.

The premises had a newly installed fitted and working kitchen for A3/A5 use.

Conveniently located within walking distance to Hounslow East & Osterley Stations as well as nearby reputable amenities and for the A4/M4 are just a stone throw away providing routes toward Central London, Heathrow Airport.

## Key Features

- **\*\*FREEHOLD FOR SALE\*\***
- **Brand Newly Refurbished Throughout**
  - **New Cooking Appliances**
    - **Approx. 440 Sq.Ft**
  - **Arranged Over Two Floors**
    - **Studio on First Floor**
    - **Shower Room/ WC**
- **Close Proximity to Hounslow East Station**
  - **Customer Parking**
- **Approx. Annual Rental income of £15,000**

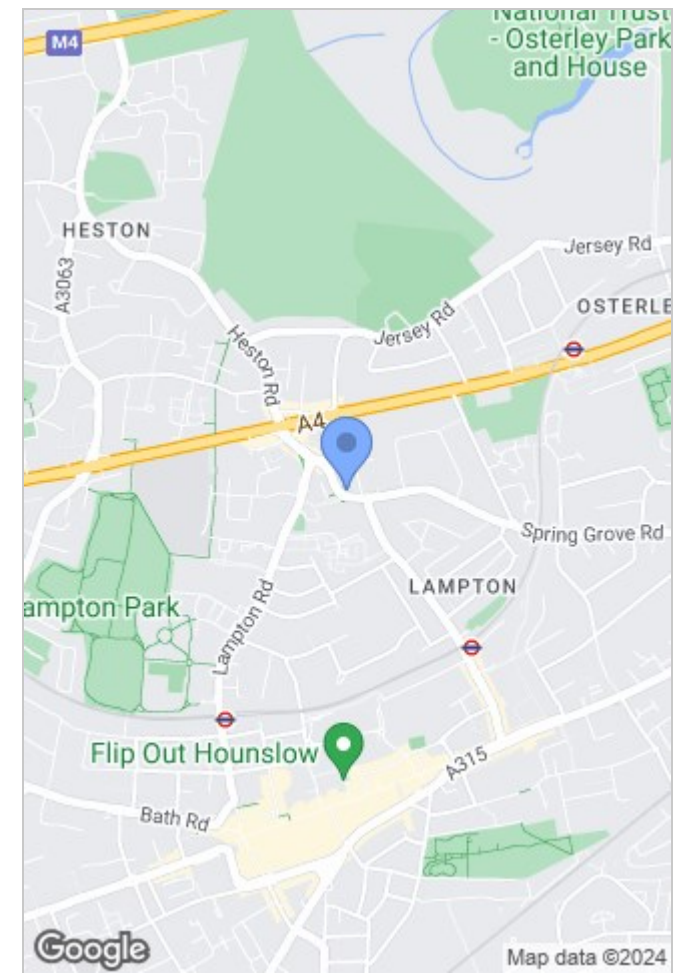


GROUND FLOOR  
APPROX. FLOOR  
AREA 225 SQ.FT.  
(20.9 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 439 SQ.FT. (40.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>	<b>1</b>	<b>1</b>	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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