



GUIDE PRICE

£2,450,000

Cambridge Road

Hounslow, TW4 7BH

PROPERTY SUMMARY

Freehold mixed use building set over two floors, located on a prominent corner plot in Hounslow with potential to redevelop. scl-land
The premises comprises of two detached brick built buildings currently being used as a place of worship. The ground floor area consist of two large reception/community halls with Kitchen, offices, toilets and storage rooms. The gross ground floor area extends to just over 5,500 sq.ft.

The first floor comprises of two adjoining flats, with separate entrances. Both flats have generous sized bedrooms, lounges and an outdoor terrace to share. 1 X 3-Bed Flat, 1 x 1-Bed Flat. The total gross internal area for both flats extends to just over 1,300 sq.ft

Total GIA over two floors: 6,815 sq.ft

Total External Site Area - 8,067 sqft

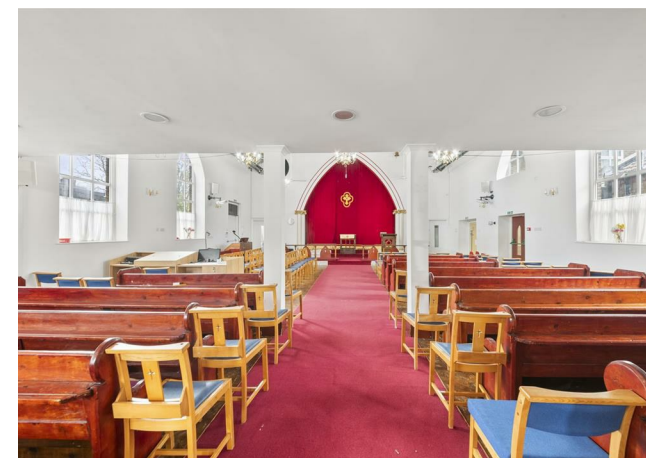
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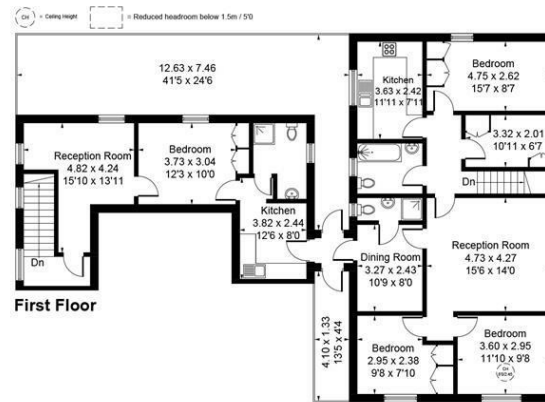
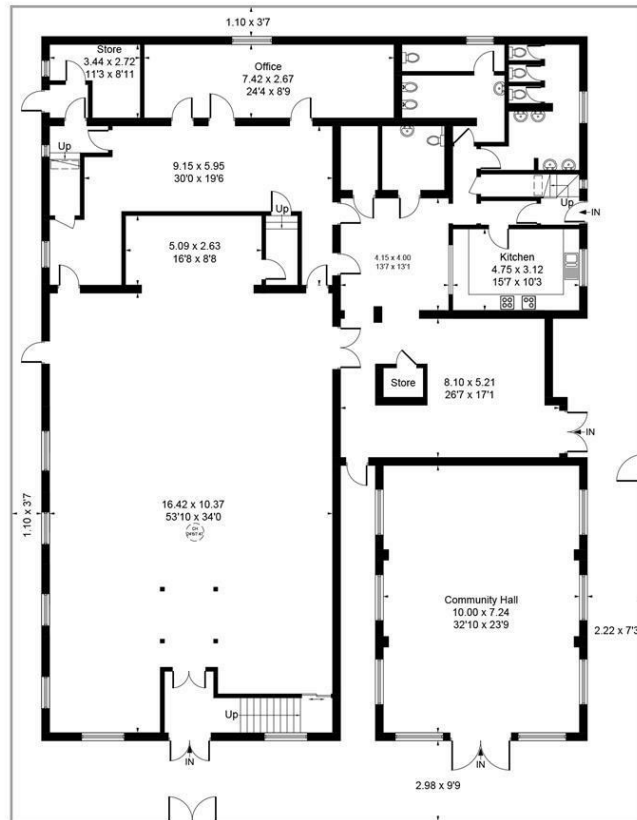


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Approximate Gross Internal Area = 633.16 sq m / 6815 sq ft
Approximate Total Site Area = 725.56 sq m / 0.179 acres



Ground Floor

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 purchase.

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LOCAL AUTHORITY
Hounslow London Borough Council

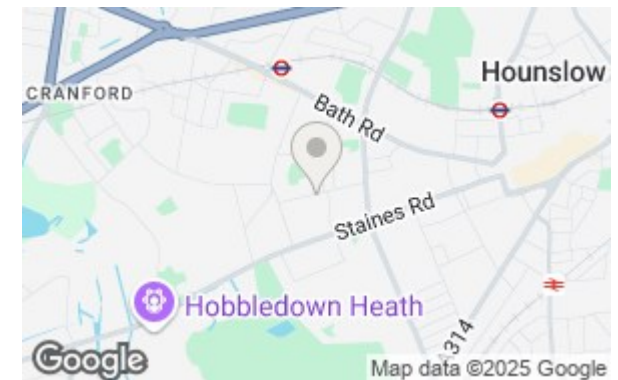
TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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