

Shaw & Co  
ESTATE AGENTS



GUIDE PRICE

**£1,185,000**

**London Road**

Brentford, TW8 8JB



## PROPERTY SUMMARY

Freehold Investment with commercial use ground floor and basement & two, first and second floor 2 bed flats.  
788 sq.ft retail / 821 sq.ft basement

We are pleased to offer this Freehold investment comprising a ground floor self-contained commercial bar with basement and, two first and second floor residential flats.

2



1



1

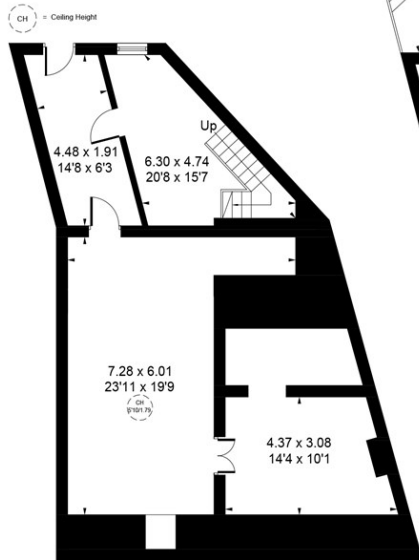




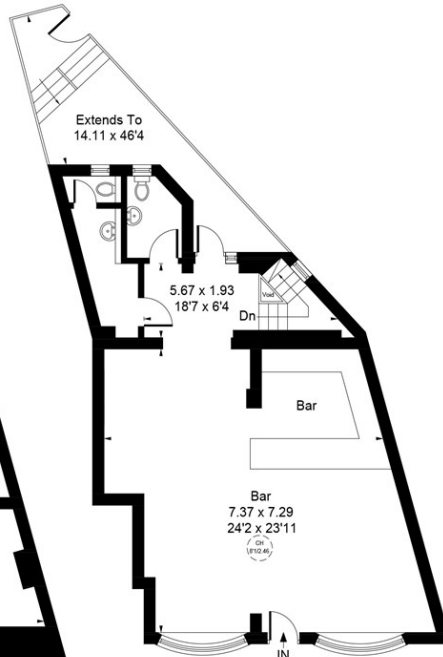




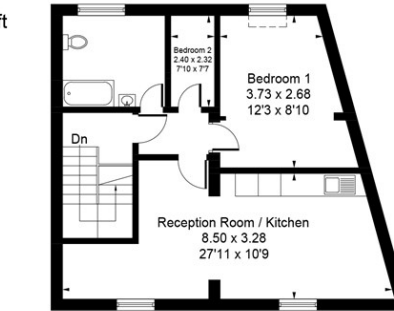
Approximate Gross Internal Area  
 Basement = 76.26 sq m / 821 sq ft  
 Ground Floor (Excluding Void) = 73.18 sq m / 788 sq ft  
 First Floor (Flat A) = 67.89 sq m / 731 sq ft  
 Second Floor (Flat B) = 57.55 sq m / 619 sq ft  
 Total = 274.88 sq m / 2959 sq ft



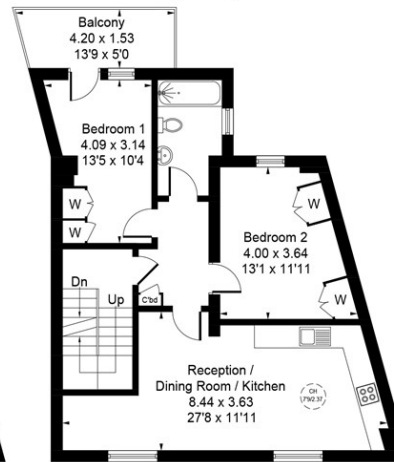
**Basement**



**Ground Floor**



**Second Floor (Flat B)**



**First Floor (Flat A)**

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**  
 E

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		76	
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



**OFFICE ADDRESS**

Whitton  
 Twickenham  
 TW2 7LT

**OFFICE DETAILS**

0208 894 3646  
 whitton@shawandcoestates.com