



GUIDE PRICE

£999,950

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.

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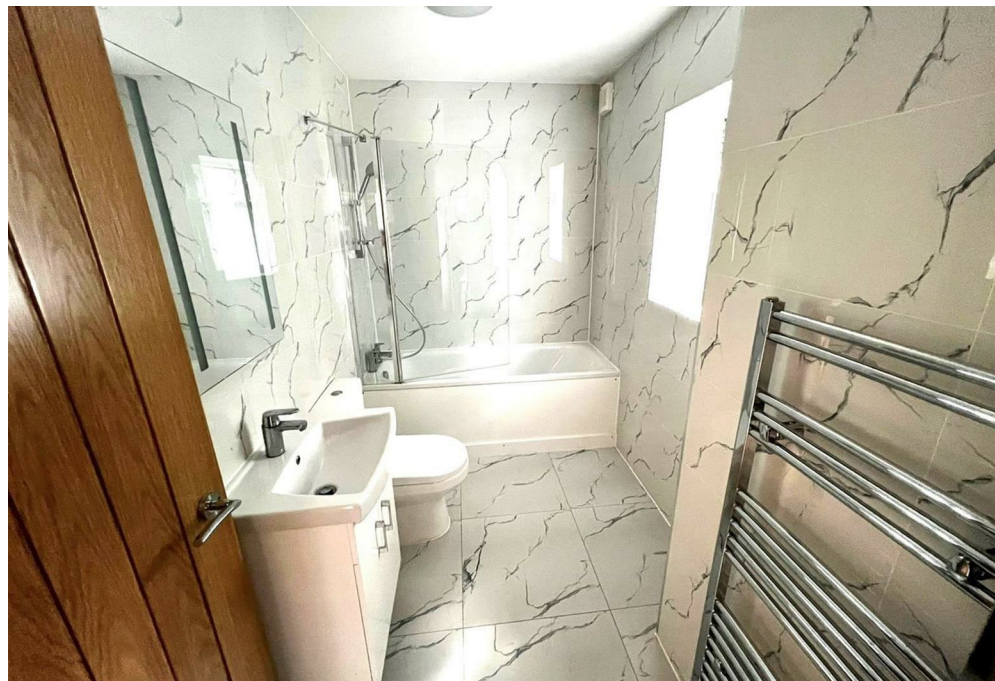


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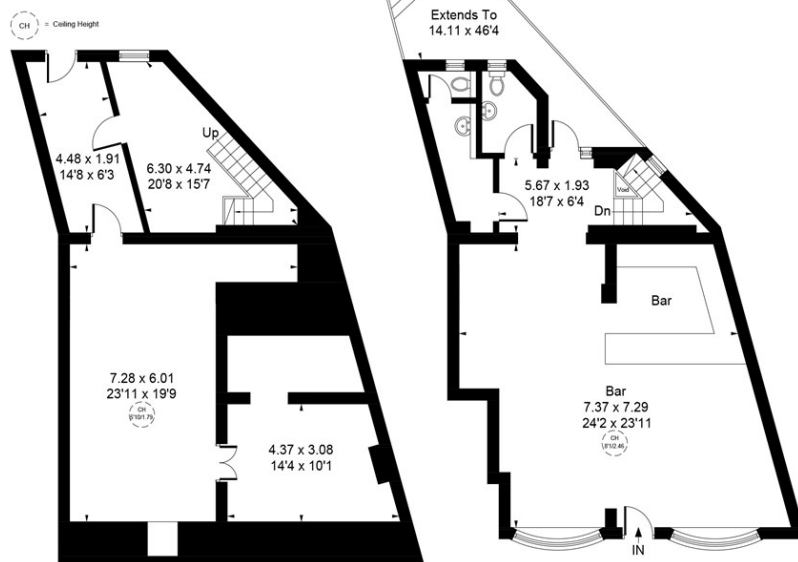
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Approximate Gross Internal Area
 Basement = 76.26 sq m / 821 sq ft
 Ground Floor (Excluding Void) = 73.18 sq m / 788 sq ft
 First Floor (Flat A) = 67.89 sq m / 731 sq ft
 Second Floor (Flat B) = 57.55 sq m / 619 sq ft
 Total = 274.88 sq m / 2959 sq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

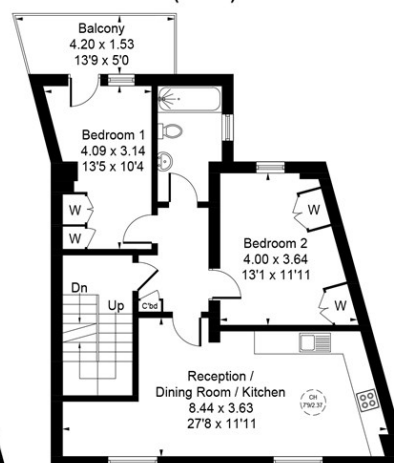


Basement

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) A			87
(81-91) B		76	
(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

Shaw & Co
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