

**Shaw  
& Co**  
ESTATE  
AGENTS

ASKING PRICE

**£1,100,000**

**St Dunstons Road**

Hounslow, TW13 4JY



## PROPERTY SUMMARY

Freehold parcel of land and existing building. Benefitting with planning permission approved to convert and further extend the existing building into 6 flats and construct a new 2 bedroom detached house. The site is currently rented and can be sold with Vacant Possession. The site offers scope to potentially add more units to the current planning (S.T.P.P)

Located in a quiet residential location, close to amenities and Feltham High Street. Links to Heathrow Airport Via Great South West Road and various Bus links to Heathrow, Feltham train station and Hounslow High street.

Planning Approved for:

- 5 x 2-bedroom flats
- 1 x 1-bedroom flat
- 1 x 2-bedroom detached house

- GIA 4,958 Sqft
- Site Area Extending to 8448 Sqft
- CIL ALREADY PAID scl-land

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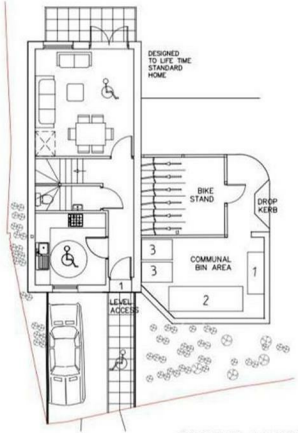


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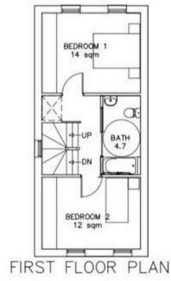


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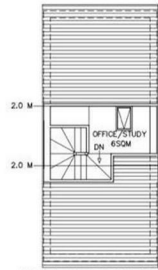




GROUND FLOOR PLAN



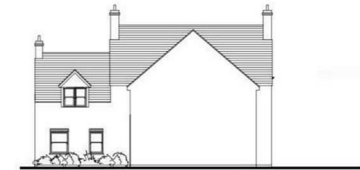
FIRST FLOOR PLAN



ROOF FLOOR PLAN



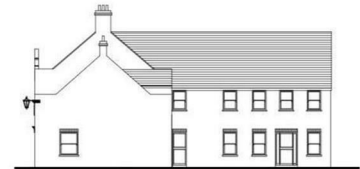
SOUTH ELEVATION



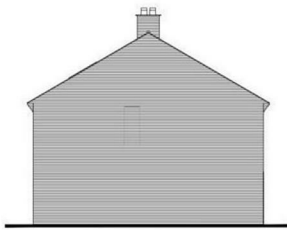
NORTH ELEVATION



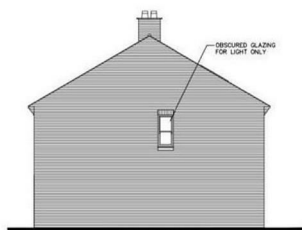
WEST ELEVATION



EAST ELEVATION



EAST ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



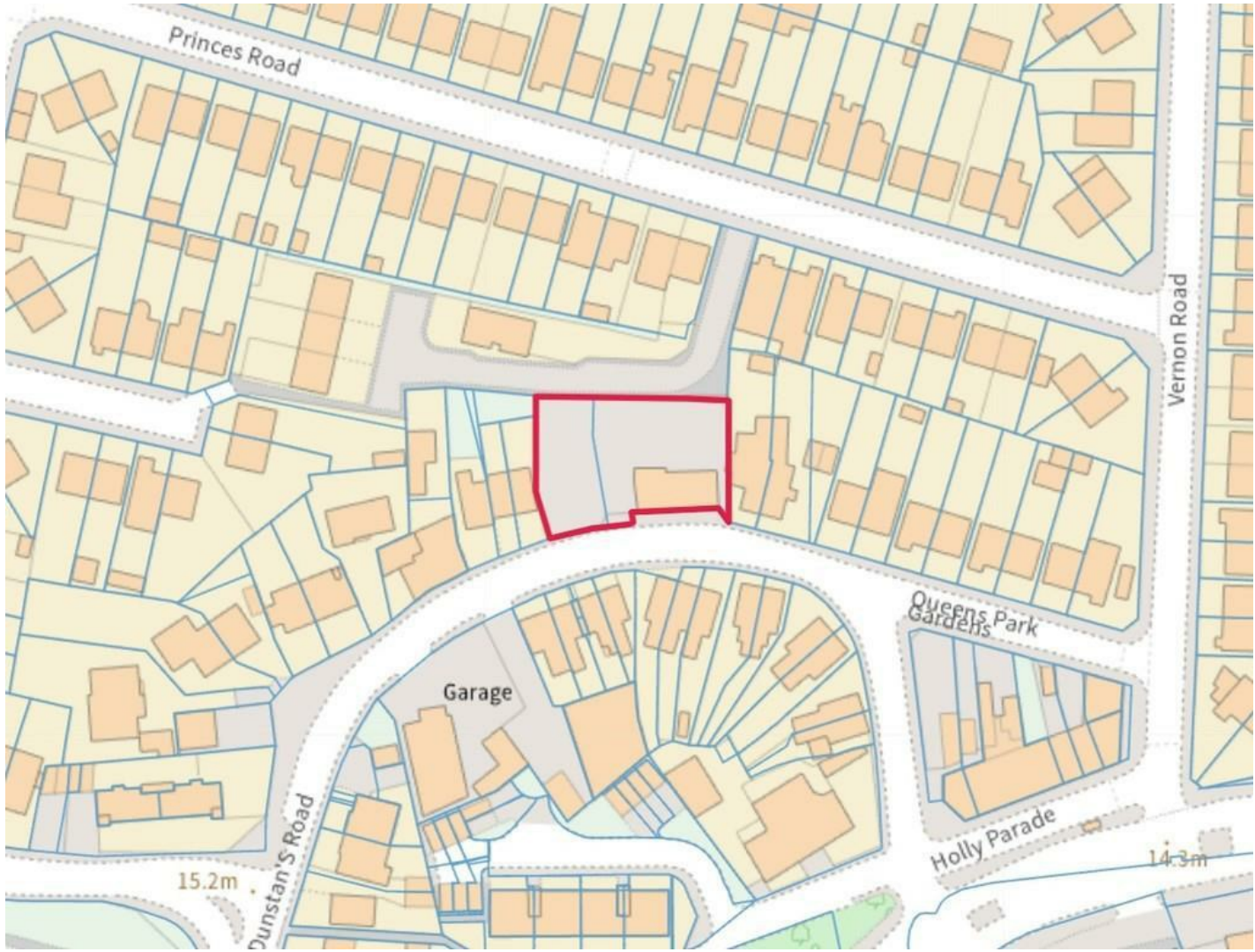
SOUTH ELEVATION



NORTH ELEVATION







**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
New Build

**VIEWINGS**  
By prior appointment only

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>		
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

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