



All enquiries Ref: Thomas Mason



- Freehold two floor detached house on a large site of approximately 539.04m<sup>2</sup>
- Development potential (STPP)
- Investment

**Location:**

The property is situated on Avenue Gardens which is located off Upper Richmond Road West. Public transport links are very well provided with Mortlake Railway Station located nearby, together with a network of local bus services serving the surrounding vicinity. An extensive range of shopping amenities can be found locally within Barnes, Richmond and other popular neighbouring areas.

**Description:**

Freehold two floor detached house on a large site of approximately 539.04m<sup>2</sup> with development potential (subject to planning permission).

**Accommodation:**

First floor: Three bedrooms, bathroom, WC  
Ground floor: Reception room, dining room, kitchen, shower room/WC  
Outside: Large surrounding gardens

**Potential:** The site offers potential for development to create further residential units subject to the necessary planning permissions and consents. Prospective purchasers must rely upon their own enquiries in this respect.

**EPC rating:** E

**Council Tax Band:** G

**Tenancy:**

The property is currently let at a rent of £2,500 per calendar month – for further information please refer to the legal documentation.

**Rent reserved:**

**£30,000** per annum

**To view:**

Strictly by arrangement with the auctioneers. See advice for viewers on p19.

