



79 Nine Elms Avenue, Uxbridge, London, UB8 3TL

Nestled on Nine Elms Avenue in Uxbridge, this impressive five-bedroom house presents a remarkable opportunity for both investors and families alike. The property boasts a spacious reception room, providing a welcoming space for relaxation and social gatherings. With five well-proportioned bedrooms, it is perfectly suited for a large family or as a house in multiple occupation (HMO), catering to the growing demand for rental properties in the area.

The house features a single bathroom, ensuring convenience for all residents. Additionally, there is significant potential to extend the property, subject to the usual planning consents, allowing for further enhancement and personalisation to meet your needs.

Strategically located, this home offers easy access to Brunel University and Hillingdon Hospital, making it an ideal choice for professionals and students alike. The vibrant towns of Uxbridge and West Drayton are also within close proximity, providing a wealth of amenities, shops, and transport links.

This property is available now with no upper chain, making it an attractive option for those looking to move quickly. Whether you are seeking a sound investment in a residential area that is sure to attract professional tenants or a spacious family home, this property on Nine Elms Avenue is not to be missed. Embrace the opportunity to secure a

- End Of Terrace
- Sought After Location
- Five Bedroom HMO Property
- Potential To Extend Subject to Usual Planning Consents
- No Upper Chain
- Residential Area
- Investment Opportunity
- Perfect For a Family
- Call Today To Arrange a Viewing

Auction Guide £460,000



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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	