

**Shaw
& Co**
ESTATE
AGENTS

£1,000,000
Newland Gardens
London, W13 9TR



PROPERTY SUMMARY

A charming location that sets the scene for this unique property gem. This Edwardian house offers a spacious interior, providing a blank canvas for your creative vision.

Although in need of complete modernisation, this property presents an exciting opportunity for those with a keen eye for design. With ample space throughout, there is plenty of room to transform this property into a modern masterpiece.

The potential for further improvements and the option to extend the property offer endless possibilities to create your dream home. Additionally, the presence of a garage and off street parking ensures convenience and practicality for your everyday needs.

4



1



2





Approximate Gross Internal Area (Excluding Void & Including Garage)
 141.28 sq m / 1521 sq ft
 Lean-To & External WC / Store = 21.51 sq m / 232 sq ft
 Total = 162.79 sq m / 1753 sq ft



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.
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LOCAL AUTHORITY

TENURE

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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

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