



All enquiries Ref: Brian Grante



- **Freehold three floor semi-detached building previously utilised as a 6 bed hostel/HMO**
- **Rear separate outbuilding and basement/cellar**
- **Full vacant possession**

**Location:** Situated on Victoria Avenue, located off the Brighton Road and well positioned for the amenities of the town centre or Kingston-Upon-Thames and the River Thames to the north. Transport options include local bus routes, road links via the A3 and Surbiton mainline rail station

**Accommodation (approx. 195m<sup>2</sup> / 2,100 sq ft):**

Floor / Unit	Accommodation
Second (units 4-6)	6 – Room, 5 – Room, 4 – Room, bathroom, sep. WC
First (units 3-2)	3 – Room, 2 – Room, office plus further office/store, bathroom/WC
Ground (unit 1)	Entrance hall, 1 – Room with ensuite, dining room, kitchen, utility room, cloakroom/WC
Lower ground floor	Basement/cellar
Outhouse	Studio room, kitchenette, shower room/WC

**EPC rating:** D

**Council Tax Band:** G

**Potential:** The property may be suitable for a variety of uses or redevelopment, including the creation of a basement or rear extensions to provide additional accommodation, subject to all necessary consents. The sellers have advised that they are in the process of applying for a Lawful Development Certificate for change of use to C3 residential. This remains an application only and may not be granted or in place prior to completion. Prospective purchasers should rely on their own enquiries in this regard and are referred to the legal pack for further information.

**To view:** Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



Outbuilding/Studio



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