



## Westbury Avenue, Southall, UB1 2UY

RENTAL INVESTORS / HMO SPECIALISTS / DEVELOPERS.....

DO NOT MISS THIS UNIQUE OPPORTUNITY!

No.59 + 61 WESTBURY AVENUE. + 34 DEVONSHIRE WAY, SOUTHALL UB1 2UY

A ROW OF 3 ADJOINING AND EXTENDED TERRACED HOUSES CURRENTLY CONVERTED INTO 10 UNITS. (ALSO AVAILABLE TO PURCHASE INDIVIDUALLY).

No.59 WESTBURY AVENUE.

2 GROUND FLOOR STUDIO APARTMENTS.

2 FIRST FLOOR FLOOR 1 BEDROOM FLATS.

No.61 WESTBURY AVENUE.

1 GROUND FLOOR 1 STUDIO FLAT.

1 FIRST FLOOR 1 BEDROOM FLAT.

No.34 DEVONSHIRE ROAD.

1 GROUND FLOOR STUDIO APARTMENT.

1 GROUND FLOOR 1 BED FLAT.

**Guide Price £2,100,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: [info@charrondavis.com](mailto:info@charrondavis.com) [www.charrondavis.co.uk](http://www.charrondavis.co.uk)

59 Westbury Avenue, Southall, UB1 2UY

No.59 Flat 'A' Ground Floor Studio



**59 Westbury Avenue, Southall, UB1 2UY**

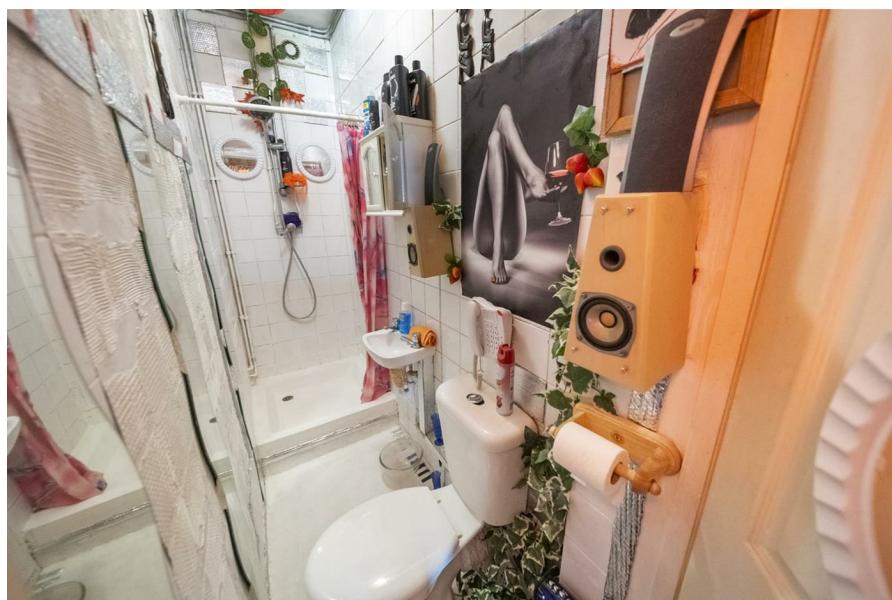


**59 Westbury Avenue, Southall, UB1 2UY**

**'B' Ground Floor Studio**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**

**'C' First Floor 1 Bed Flat**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**

**'D' First Floor 1 Bed Flat**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**



**No.61 'A' Ground Floor Studio**



**59 Westbury Avenue, Southall, UB1 2UY**

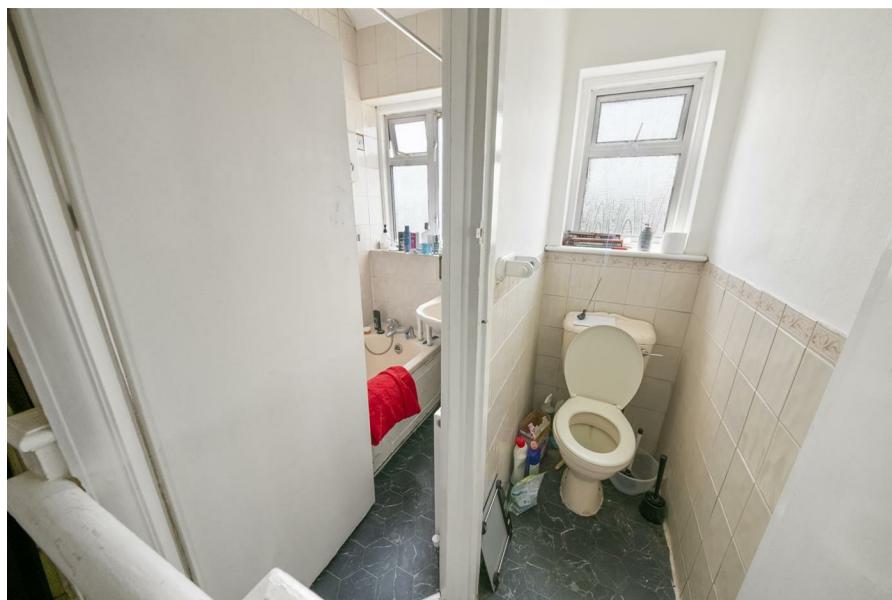


**59 Westbury Avenue, Southall, UB1 2UY**

**No.61 'B' First Floor 1 Bed Flat**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**

**No.34 'A' Ground Floor 1 Bed Flat**



**59 Westbury Avenue, Southall, UB1 2UY**



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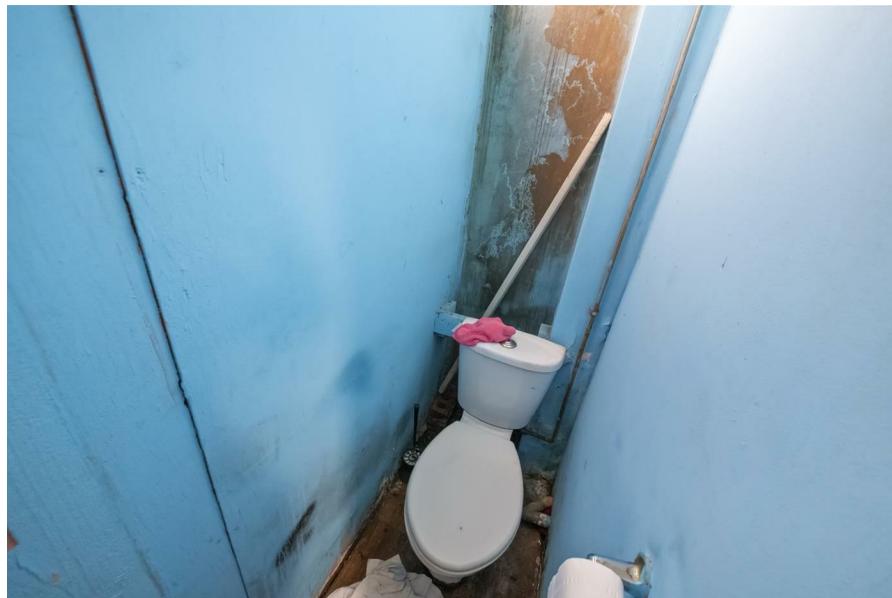
**'B' Ground Floor Studio**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**



**'C' 2 Bed First Floor Flat**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**

**Garden Annex 2 Bed Ground Floor Flat**



**59 Westbury Avenue, Southall, UB1 2UY**



**59 Westbury Avenue, Southall, UB1 2UY**



**Outside**



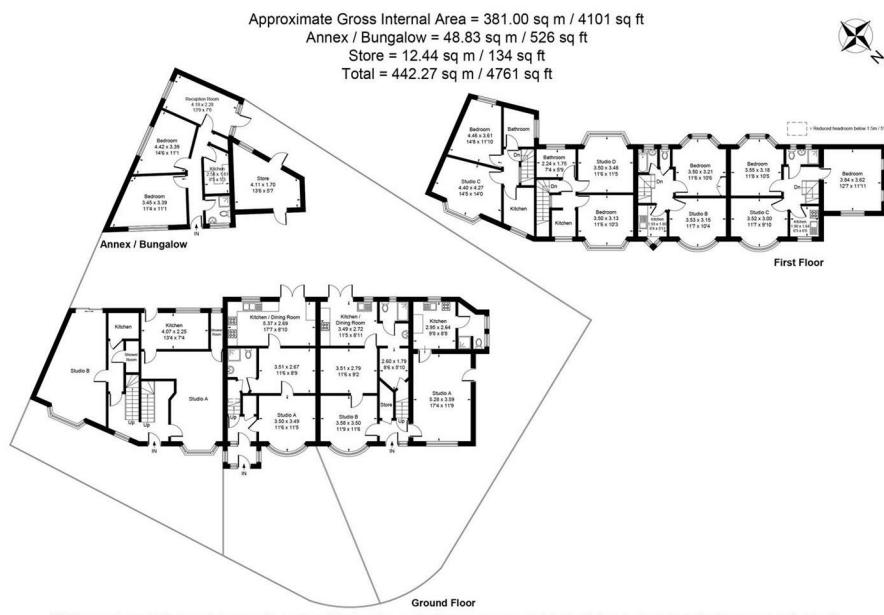
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## 59 Westbury Avenue, Southall, UB1 2UY



### Floor Plan



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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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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