



WATLING
REAL ESTATE

FOR SALE

117 LONDON ROAD, TWICKENHAM, TW1 1EE

Residential Investment Opportunity



THE OPPORTUNITY

- ▶ Freehold
- ▶ 4 self-contained residential flats
- ▶ Passing rent of £58,200 pa
- ▶ Located 150 metres from Twickenham Railway Station
- ▶ Converted in 2022
- ▶ ERV of £80,000 pa

SEEKING OFFERS IN EXCESS OF
£1,000,000
FOR THE FREEHOLD INTEREST



LOCATION

The property is well located for both rail (fast trains to central London in 34 minutes), and road, (being in close proximity to both the A316 and M3).

The property is positioned prominently on London Road at its junction with Whitton Road.

Twickenham town centre is within 0.3 miles of the property and Twickenham train station is within a short walking distance.

Surrounding occupiers include a variety of well known retailers such as Waitrose, Boots, Superdrug and Holland & Barrett. There are a number of pubs and restaurants within a walk or short drive.

The property is located 0.4 miles north of the River Thames and within close proximity to Kew Gardens and Richmond Park



CONNECTIVITY

The Property is well served by public transport as indicated by its PTAL rating of 4. There are multiple bus routes operating along London Road and Richmond Road, providing services to Heathrow Airport, Hammersmith and Kew.

Twickenham Railway Station is also located approximately 150 metres south of the property.



DESCRIPTION

A traditional brick built end of terrace three storey building with a ground floor rear extension.

Converted in 2022 to comprise 4 self-contained flats totalling 2,125 sq.ft (NSA).

The units remain in good condition.

UNIT	BEDROOMS	SQ.FT.
1	2	651
2	1	534
3	1	534
4	Studio	406
Total		2,125





PLANNING

Planning permission was granted in 2022 for 'Conversion from restaurant use class E (B) (formerly A3) to 4 x self-contained residential units' (21/3971/GPD26).



FURTHER INFORMATION

TENURE

MX281812 (Freehold)

VAT

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs incurred throughout the transaction.

VIEWINGS

Strictly by appointment only through Watling Real Estate as Sole Agents.

PROPOSAL

Seeking offers in excess of £1,000,000 for the Freehold interest.

DATA ROOM

[Click here for access to the data room.](#)

SALE BY ADMINISTRATORS

The property is offered for sale on behalf of O Haunch, K Hellard and R Stark, the Joint Administrators of NEW VENTURES (LONDON) LIMITED (“the Administrators”). The Administrators offer no title / warranties associated with this property or transaction. The Administrators act without personal liability.

ANTI-MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is exchanged.

Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers/funders/lessee.

CONTACTS

JAMIE LAMOND

T: +44 (0) 7903 056 581

jamie.lamond@watling.com

AGNES JONES

T: +44 (0) 7548 320 521

agnes.jones@watling.com

WATLING
REAL ESTATE

July 2026
Subject to Contract
Property Reference: 223153

DISCLAIMER

Watling Real Estate hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Watling Real Estate is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Watling Real Estate, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Watling Real Estate shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Watling Real Estate.

Watling Real Estate Limited registered in England and Wales number 12274226. Registered office, Office 107, 128 Aldersgate Street, Barbican, London, England, EC1A 4AE