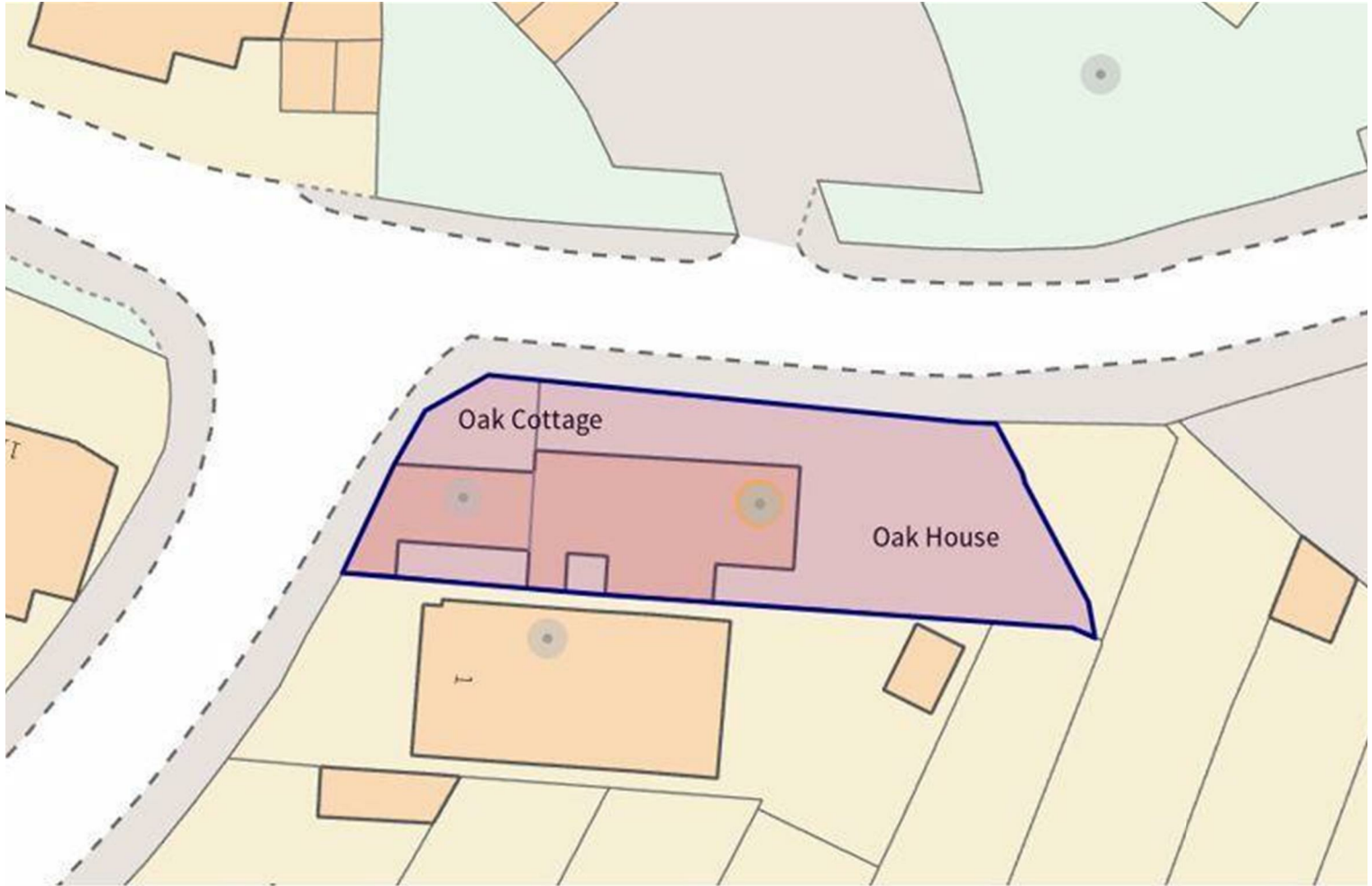




Old Ruislip Road, Northolt, UB5 6QB

FANTASTIC DEVELOPMENT OPPORTUNITY STPPP!

CHARRISON DAVIS OFFER FOR SALE THIS SUBSTANTIAL DETACHED PROPERTY 2100 SQ.FT PLUS SIGNIFICANT LAND (APPROX 100') TO THE SIDE. (THIS PROPERTY IS CURRENTLY SEPARATED INTO 2 X 2 BEDROOM FLATS PLUS A 2 BEDROOM COTTAGE - ALL ON ONE TITLE).

This DETACHED character property is located within a short drive of the M40/A40 for London/Birmingham. Northolt Central line station and the Hayes-by-Pass for Heathrow and Hayes Elizabeth line station are also close by. Originally built in the 1880's this very interesting property is currently divided into 2 X 2 bedroom flats plus a 2 bedroom cottage which has a kitchen (door to court yard garden), dining room and separate lounge. A spiral staircase leads to the first floor where you have 2 double bedrooms and a bathroom.

Outside has a front garden and own drive parking 2 cars. The 2 flats consists of 1 x 2 bedroom ground floor and 1 x 2 bedroom first floor.

CALL NOW TO ARRANGE AN INSPECTION!

Guide Price £1,200,000

Tel: 020 8573 9922 Fax: 020 8569 3495

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

Email: info@charrisondavis.com www.charrisondavis.co.uk

Oak House/Oak Cottage Old Ruislip Road, Northolt, UB5 6QB



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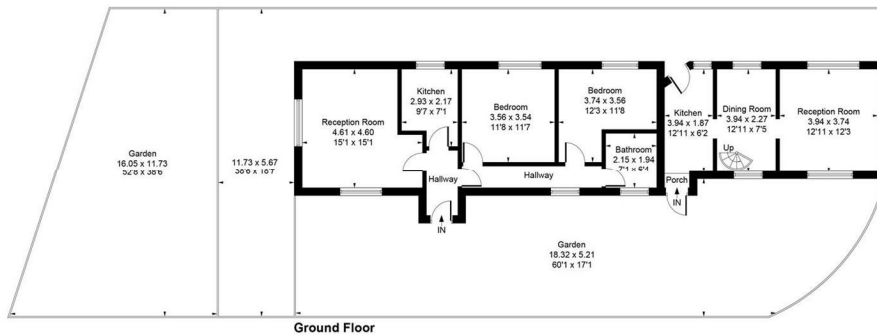
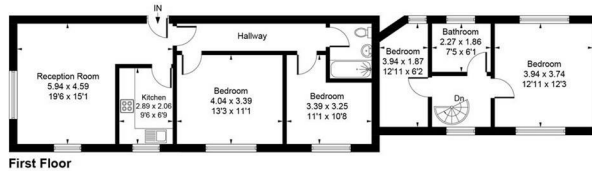
Oak House/Oak Cottage Old Ruislip Road, Northolt, UB5 6QB



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Approximate Gross Internal Area
193.01 sq m / 2078 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 purchase.

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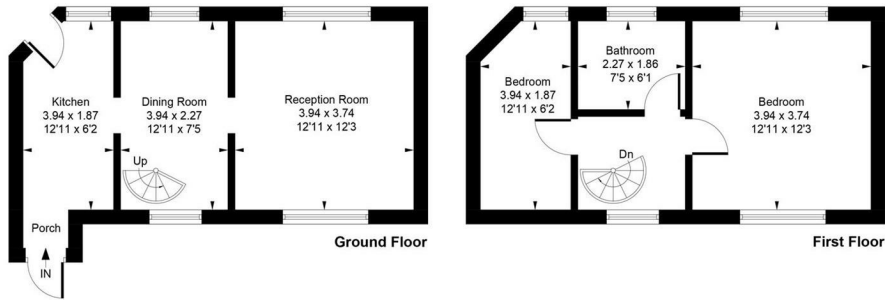


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Approximate Gross Internal Area
62.0 sq m / 668 sq ft



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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	64	76
England & Wales	EU Directive 2002/91/EC	

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