



FOR SALE · DEVELOPMENT / INVESTMENT OPPORTUNITY

Kneller Court

Kneller Road, Whitton, Twickenham, TW2 7DW

OFFERS IN REGION OF

£235,000

CASH BUYERS ONLY



921 sq ft

FLOOR AREA

Former Squash Court

PROPERTY TYPE

TBC

EPC RATING

The Property

KNELLER COURT, KNELLER ROAD, WHITTON · TW2 7DW

Cash Buyers Only — a rare development and investment opportunity in a prime Whitton, TW2 location, moments from Twickenham Stadium. This former squash court offers a flexible blank canvas with potential for redevelopment or alternative use, subject to the necessary consents.

The property benefits from a gated entrance with pedestrian access only, is served by electricity only with no gas or water connected, and offers no on-site parking (on-road parking available nearby).

Internally, the open-plan layout and mezzanine-style balcony suit a variety of uses including studio, gym, storage or creative workspace. Located within walking distance of Whitton Station and local amenities, this is an outstanding opportunity for experienced investors seeking value in a highly desirable area.

KEY FEATURES

- Former Squash Court — Development Opportunity
- Cash Buyers Only
- Prime Whitton TW2 Location
- Walking Distance To Whitton Station
- Gated Entrance — Pedestrian Access Only
- Electricity Only — No Gas Or Water
- No On-Site Parking (On-Road Nearby)
- Potential To Redevelop Or Alter Use (STPP)



SQUASH COURT



SQUASH COURT — ALTERNATE VIEW



MEZZANINE BALCONY



HALLWAY & STAIRS

Floor Plan & Dimensions

KNELLER COURT · APPROX. 921 SQ FT



GROUND FLOOR

Hallway	21'3" x 5'8"
Squash Court	32'1" x 21'3"

FIRST FLOOR

Balcony	21'3" x 5'8"
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FLOOR AREA

Total Floor Area	921 sq ft / 85.6 m²
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Further Information

KNELLER COURT, KNELLER ROAD, WHITTON · TW2 7DW



GATED ENTRANCE

Key Information

Accommodation Ground floor hallway and former squash court · first floor mezzanine balcony

Floor Area approx. 921 sq ft / 85.6 m² · **Type** Former squash court — development / investment opportunity · **EPC** To be confirmed

Access & Services Gated entrance, pedestrian access only. Served by electricity only — no gas or water connected. No on-site parking; on-road parking available nearby.

Note Cash buyers only. Tenure to be confirmed and verified by your solicitor.

Arrange a Viewing

Hiltons Estates
243 The Broadway,
Southall UB1 1NF

020 8574 1999

Rajneev@hiltons-estates.com
www.hiltons-estates.com

AGENTS NOTE

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith and are believed to be correct, but intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise. No person in the employment of Hiltons Estates has any authority to make or give any representation or warranty in relation to this property. Services, appliances and fittings have not been tested. Tenure, and any parking rights, should be verified by your solicitor. Measurements are approximate and taken from the floor plan for guidance purposes only.