



**Hanworth Road, Hounslow, TW4 5LJ**  
**Offers In The Region Of £1,700,000**

**DEVELOPMENT OPPORTUNITY** - An opportunity to acquire a mixed residential portfolio with significant development potential, ideally located within easy reach of local amenities transport links.

600A - Two-bedroom split-level flat, with off-street parking for one car, long lease to be issued & no chain.

600B - Three-bedroom flat, with off-street parking for one car, its own large private rear garden, long lease to be issued, and no chain.

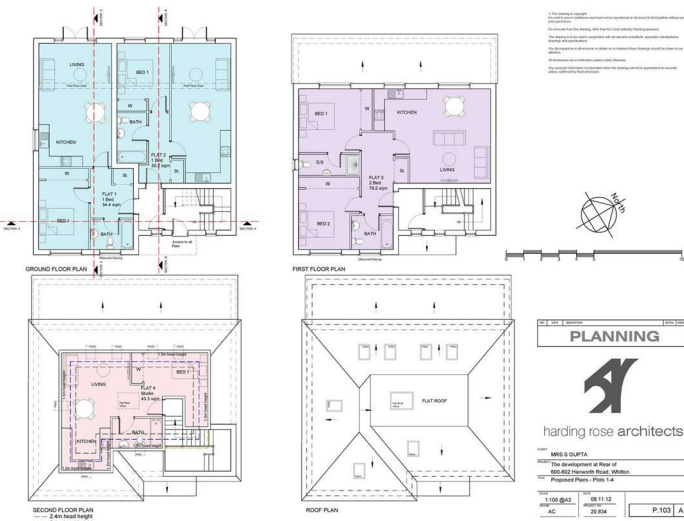
602 Hanworth Road - Bungalow with planning permission granted for conversion into two self-contained two-bedroom flats arranged over two floors.

Rear Development Land - To the rear gardens of 600-602, planning permission has been approved for an additional residential scheme comprising four flats (2 one bedroom flats, 1 studio, 1 two bedroom flat).

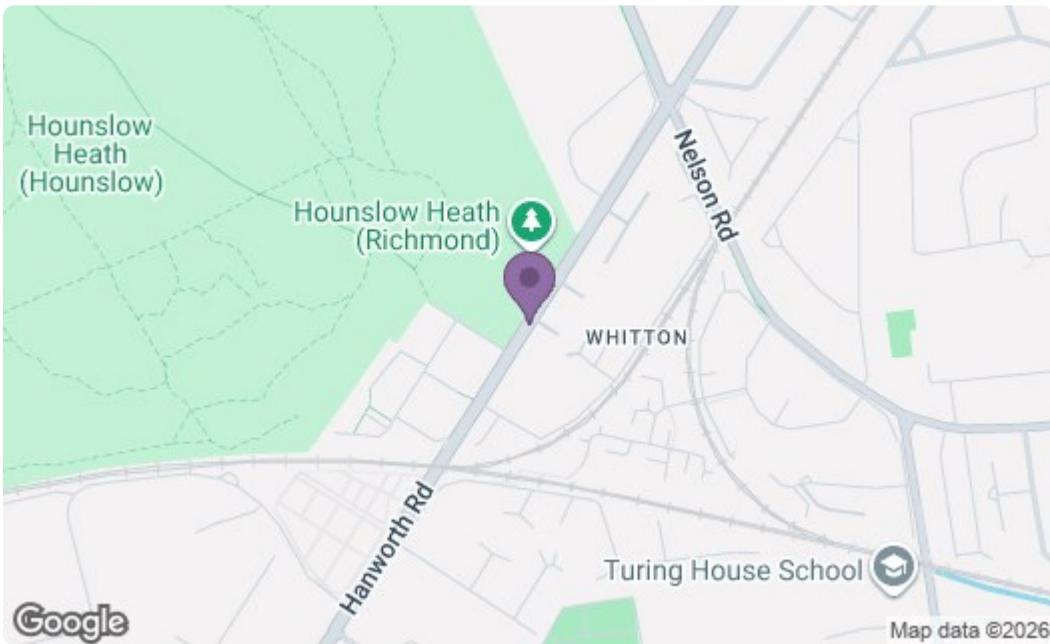
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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.



Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification plan from their solicitor or surveyor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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