

St. Margarets Road
St Margarets
TW1 2LL

£1,175,000

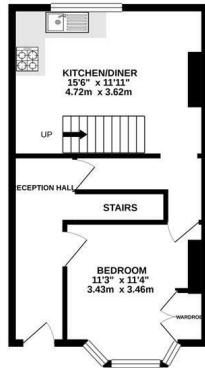
ChaseBuchanan



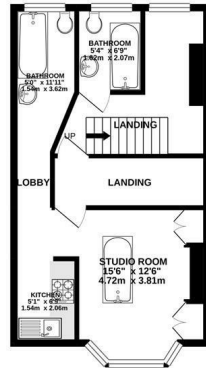
LOWER GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



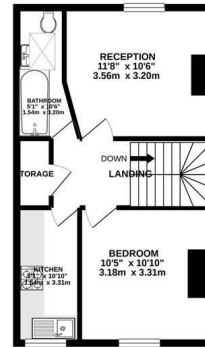
UPPER GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOP FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1715 sq.ft. (159.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021

Energy Efficiency Rating	Current	Desired	Environmental Impact (CO ₂) Rating	Current	Desired
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

- Viewings accompanied by Chase Buchanan
- Substantial period family home
- Set up as 4 separate dwellings
- Large garden
- Scope to extend (STC)
- St Margarets Village

An attractive period house situated in St Margarets Village. Currently laid out as four flats, the property is to be sold as one single dwelling so can either be bought and reinstated back to its former glory, as a substantial family, five bedroom home or to be kept as 4 separate properties, giving a yield of circa 5% (STC).

Whilst there is a fair amount of work to be done to convert the current layout back into a family home, the current set up works well and gives a solid return as 4 separate dwellings.

This really is an opportunity for someone to come in and stamp their own mark at a level that would otherwise be difficult to achieve.

Viewings are by appointment through the vendors' sole agents, Chase Buchanan.

- A - EPC rating - C
- B - EPC rating - E
- C - EPC rating - D
- D - EPC rating - E

- A - Council Tax band - C
- B - Council Tax band - D
- C - Council Tax band - B
- D - Council Tax band - C

For more information or to book a viewing, please contact:

020 8744 2434

ChaseBuchanan

124 St Margarets Road, St Margarets, TW1 2AA

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.