

Proposed Scheme

**Tenure**

Freehold.

Location

The property is located on the south side of Cedar Avenue, which runs off Hounslow Road. Local amenities are available along Nelson Road, together with the variety of shops and restaurants accessible in Twickenham. Whitton Rail Station is approximately 0.6 miles to the south. The A316 provides access to the M3 and, in turn, the M25 Motorways. The open spaces of Murray Park are within walking distance to the east.

Description

The property comprises a detached chalet bungalow arranged over ground and first floors beneath a pitched roof. The property benefits from off-street parking and gardens to both front and rear and occupies a site extending to approximately 0.074 hectares (0.182 acres). There are outbuildings on site (not inspected).

Accommodation

Ground Floor – Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

First Floor – Three Bedrooms, Bathroom with WC and wash basin

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 9th June 2016 at a current rent of £2,150 per month (holding over).

Planning

Local Planning Authority: London Borough of Richmond-upon-Thames.

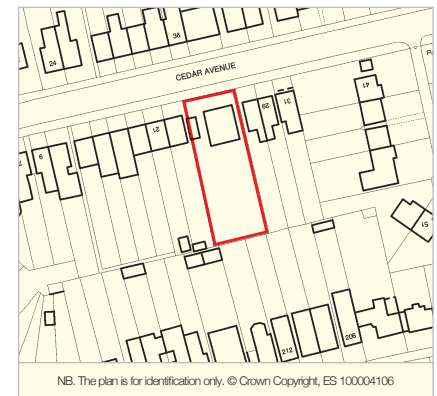
Tel: 0208 891 1411.

The property is to be offered with planning permission (Ref: 17/0798/FUL) dated 1st December 2017 for 'Demolition of the existing detached bungalow and all outbuildings on site together with infill of the existing ponds to facilitate the construction of a pair of four bedroom semi-detached houses'. Copies of the plans and planning permission documents are available from the Auctioneers upon request. Please email will.taylor@allsop.co.uk

Twickenham

**25 Cedar Avenue,
Middlesex
TW2 7HD**

- **A Freehold Detached Four Bedroom Chalet Bungalow subject to an Assured Shorthold Tenancy**
- Site Area Approximately 0.074 Hectares (0.182 Acres)
- Planning Permission for Demolition and Erection of 2 x Four Bedroom Semi-Detached Houses, each extending to Approximately 183 sq m (1,970 sq ft)
- 10 minute walk to Hounslow Station
- Current Rent Reserved
£25,800 per annum (equivalent)

**To View**

The property will be open for viewing every Thursday and Saturday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs JMW Solicitors LLP

(Ref: Stephanie Rees).

Tel: 0161 828 1950.

Email: stephanie.rees@jmw.co.uk

INVESTMENT – Freehold Chalet Bungalow

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.