

TELEPHONE

**020 8995 5678****91 WELLESLEY ROAD****Chiswick, W4 3AT****FREEHOLD – For Sale****POTENTIAL REDEVELOPMENT TO A 3 BEDROOM HOUSE**

**LOCATION:** Situated on the north side of Wellesley Road (A3000) close to the junction with Chiswick High Road (A315) / Stile Hall Parade. Close to Kew Bridge mainline (South West trains) station and Gunnersbury TfL (District line) and mainline (Silver Link) station. Many 'bus routes serve the area.

**DESCRIPTION:** The site provides approximately 1,400 sq. ft. (130.06m<sup>2</sup>), with an existing single storey building of some 900 sq. ft. (83.61m<sup>2</sup>) and forecourt parking for 5/6 cars.

We are advised that Planning Permission may be forthcoming for the erection of a 3 storey house (plans available).

**TERMS:** Freehold with Vacant Possession.

**PRICE:** £420,000 subject to contract only.

**POSSESSION:** Immediately upon completion of legal formalities.

**LEGAL COSTS:** Each party to be responsible for its own legal costs in this transaction.

However, the purchaser has to pay the vendor's solicitor £5,000 prior to the draft contract being sent out, such sum will either be, forfeited in the event the purchaser withdraws, for whatever reason, or deducted from the purchase price upon completion.

**VIEWINGS:** Strictly through the vendor's sole agent, **MJFinn Commercial**

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