



2-4 Providence Road Yiewsley Middlesex UB7 8HJ

For Sale with Vacant Possession - Offers In Excess Of £950,000 Freehold

- **Spacious Semi-Detached House with Annex/Studio, Yard & Outbuildings** • **Potential for Development/Conversion** •

LOCATION: The property is situated close to the town centre within short walking distance of the main-line railway station (Crossrail due to be up and running 2018/2019). The Stockley Business Park, London Heathrow Airport and access to the motorway network are all within short motoring distance.

DESCRIPTION: The three bedroomed house (which is currently used as offices) has two reception rooms and gas fired central heating and the attached annex could be made into a self-contained separate unit in the form of a studio apartment. The outbuildings include a garage, workshop and offices on two floors and the hard surfaced yard with

own access driveway extends to approximately 1,900 sq ft / 176.5 sq m. All main services are connected.

E.P.C. Rating: 'G' (159).

BUSINESS RATES: Rateable Value at April 2017 is £19,500. The rates payable for 2018/2019 are 49.3p in the £. We recommend interested parties should check this information with the London Borough of Hillingdon.

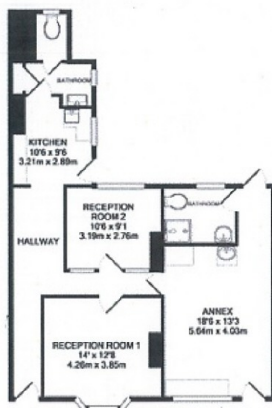
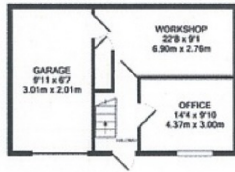
VIEWING: Strictly by appointment with R Whitley & Co.

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Offers In Excess Of £950,000 Freehold

RWHITLEY
Est. 1938 & Co

rwhitley.co.uk



GROUND FLOOR
APPROX FLOOR
AREA 950 SQ FT
(88.5 SQ M)



1ST FLOOR
APPROX FLOOR
AREA 586 SQ FT
(54.5 SQ M)

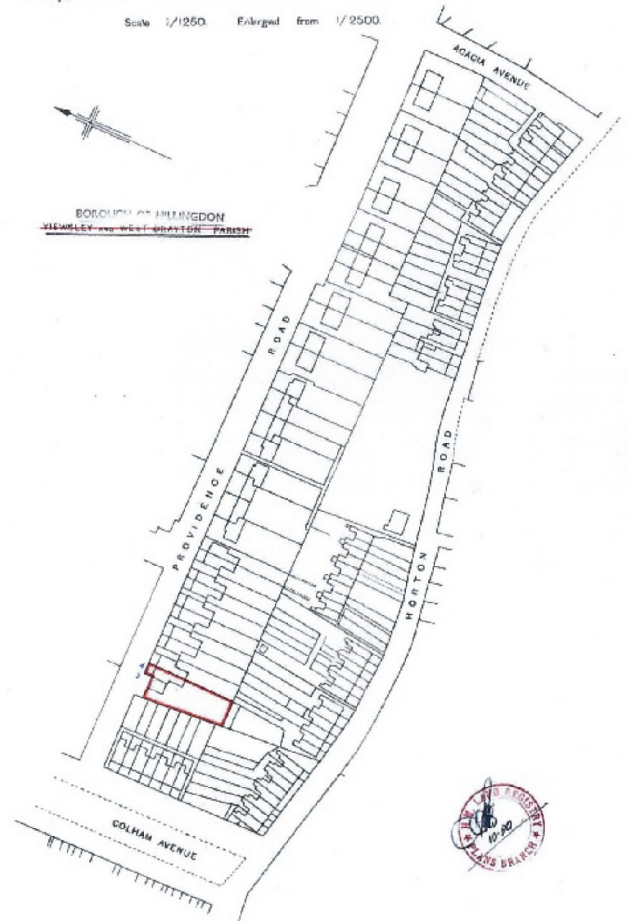
TOTAL APPROX FLOOR AREA 1535 SQ FT (143.0 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of built windows, doors and any other details 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 purchaser's attention is drawn to the fact that the plan is not a guarantee as to the true quantity or efficiency of the property.

H. M. LAND REGISTRY GENERAL MAP
GREATER LONDON
MIDDLESEX

SHEET XIV 12. SECTION U

Scale 1/1250 Enlarged from 1/2500



For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be let furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishings (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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