



Felix Road, W13

INVESTORS / CASH BUYERS ONLY

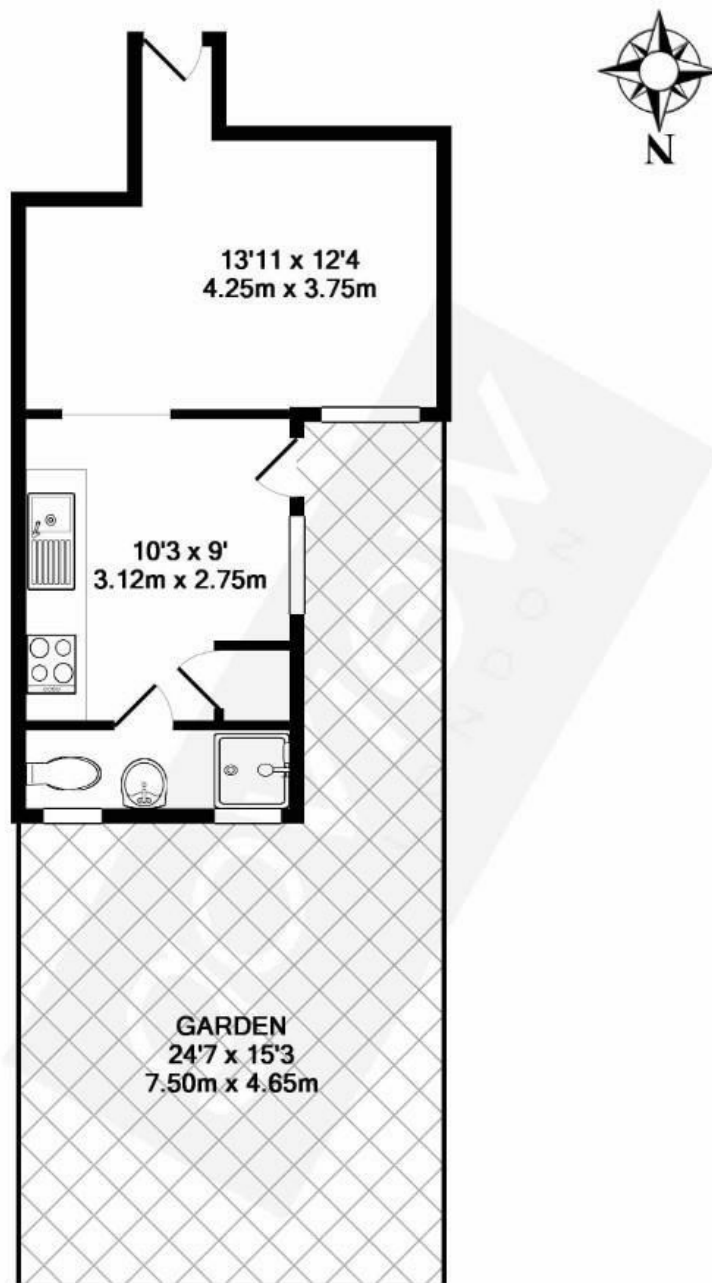
This property presents an excellent investment or development opportunity. Currently arranged as two ground floor flats, the rear flat benefits from direct access to a private garden.

Historically, planning permission was granted for a two-bedroom garden flat on the ground floor, offering clear potential for redevelopment (subject to necessary consents).

The property has no onward chain.

£339,950

- Investors only
- Two residential apartments
- Period conversion
- Private garden
- Excellent transport links
- Wealth of amenities nearby
- Potential to convert the ground floor flats into a two-bed garden flat (subject to planning)
- Chain free



TOTAL APPROX. FLOOR AREA 249 SQ.FT. (23.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	