



**REAR OF, 50 THORNBURY ROAD,  
ISLEWORTH, LONDON, TW7 4LL**

***Offers Over £400,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1273**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**





### Location

Situated in a residential location the site is well located for good schools, transport and shops

Nearest Rail Station: Isleworth (South Western Railway services)

Nearest Tube Station: Hounslow East (Piccadilly line)

### Description

Consented development site comprising an existing block of four garages producing a combined income of £100 per week

Vacant possession is obtainable by providing 3 months notice which can either be done by the current seller or incoming purchaser

The land has the benefit of planning permission to construct a new detached three bedroom two storey house with a GIA of 136.7 Sq m

Plot size is 0.61 acres

### Planning

The London Borough of Hounslow granted permission on the 17th June 2022 under ref: P/2021/3289 for ...

Erection of detached two storey, three bedroom house with associated car and cycle parking, bin storage following demolition of existing derelict garages

### CIL & Contributions

CIL: TBC

Carbon offset payment £1,239

### Terms

Offers are invited in excess of £400,000

### Viewings

The site is visible from the roadside

Contact sole agents, Christopher St James 020 8545 0591

### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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