



PAUL ALEXANDER  
MORTGAGE CONSULTANTS

For all insurance and mortgage needs,  
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LONDON'S LOCAL AGENT  
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020 3962 6000 | [orchardsoflondon.com](http://orchardsoflondon.com)  
Westworld West Gate London W5 1DT

## THORNBURY ROAD

£800,000

- 3 double bedrooms
- Self contained studio flat in the loft
- Separate land with potential STPP
- Fully licensed HMO
- Sold with sitting tenants
- Separate office built within

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Orchards of London are proud to present to the market this three double bedrooms three bathroom semi-detached HMO property with a self-contained studio in the loft. This investment will be sold with sitting tenants and also has an office built within the property with its own access that can also be rented out. This is a perfect opportunity for any investor that wants to achieve a high yield so call at your best convenience to not miss out.

**Thornbury Road, TW7**  
 Approximate Gross Internal Area = 169.3 sq m / 1823 sq ft  
 Garden House = 15 sq m / 162 sq ft  
 Total = 184.3 sq m / 1985 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Measured in accordance with RICS Code of Measuring Practice. To be used for identification and guidance purposes only. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. www.london08.com © 2021 hello@london08.com