

# ANDERSON KNIGHT

Offers in excess of £695,000  
The Drive, Isleworth TW7



 **5**  
Bedrooms

 **6**  
Bathrooms

62 South Ealing Road | [info@anderson-knight.co.uk](mailto:info@anderson-knight.co.uk)

0208 847 3003



**\*\*Being Sold via Secure Sale online bidding. T&Cs apply. Starting Bid £695,000\*\***

A fantastic opportunity presents itself to canny investors as well as those looking for a substantial Family home in one of the most ideally located roads in Isleworth/Hounslow.

This recently refurbished 4/5 Bedroom House has been extensively extended to the rear and top, giving over 2,500 Sq Ft of covered space with 6 Bathrooms, 2 Reception Rooms, Large Fitted Kitchen and Off Street Parking for 2 cars.

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The property is situated over 3 floors, with the ground floor comprising an inviting fully tiled entrance hall, a bay-fronted reception room (5th Bedroom), further living room and dining room, a large fitted kitchen with 5 ring cooker, A further kitchenette/Utility Room with 2 ring hob and 2 shower rooms.

Towards the rear, the Patio garden has 2 large outbuildings. The first outbuilding houses a large open plan space with a shower room and towards the back of the garden is a larger Annexe which is divided into 4 rooms and a shower room. There is also a store area situated between the two outbuildings allowing for ample storage.

The first floor hosts 3 bedrooms, two of which are large double bedrooms with fitted wardrobes maximizing the space, and a further single bedroom. There is also a fully tiled family bathroom with a bath.

The top floor loft conversion has over 300 sq ft space, Juliette balcony overlooking the garden, a mini kitchenette and an en-suite shower room.

**Generous Space:** With ample living space spread over multiple floors, this property offers versatile options for customisation. Modern architecture and smart design maximize the use of every square foot, catering to various rental or resale strategies.

**Location, Location, Location:** The Drive is situated in a highly sought-after neighborhood, this semi-detached gem is nestled in the heart of a thriving community. Proximity to fantastic schools, shopping centers, parks, and major transportation routes ensures a steady stream of potential tenants or buyers.

**Income Potential:** Whether you're planning to rent out to a family, young professionals, or students, this house boasts multiple bedrooms with multiple bathrooms, ensuring optimal rental income potential. The layout allows for individual leases or a shared housing model, maximizing your revenue.

**Modern Upgrades:** Recent renovations and contemporary upgrades provide a turnkey solution for your investment. Modern kitchen appliances, energy-efficient fixtures, and stylish finishes add allure and attract quality tenants.

Don't miss out on this golden opportunity to secure a semi-detached house that's a dream for investors and families alike. Act swiftly and contact us today to schedule a viewing and learn more about the potential returns on this exceptional investment property. Your future success begins here!

### **Auctioneers Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer". This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are

carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyer's obligations and seller's commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price.

A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third-party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed the obligation to use these recommended suppliers or services.

