



Development opportunity in Virginia Water

1 Wellington Avenue, Virginia Water, Surrey, GU25 4HU

Freehold



Ground floor: Garage/workshop. First floor:
4 separate rooms • Bathroom • Roof terrace
• Ample off street parking • In all about 0.2015 acres

Description

1 Wellington Avenue is a development opportunity with both commercial and residential usage. The property currently sits on a plot of about 0.215 of an acre and has internal area of about 2518 sq ft.

Situation

1 Wellington Avenue is ideally situated in Virginia Water with access to local shops for day to day needs along with a train station with services to London (Waterloo).

By road, Virginia Water is convenient for Heathrow Airport (T5), M3, M4 and M25 motorways.

There are a number of renowned schools in the area including two international options; TASIS and ACS

Local Authority:

Runnymede Borough Council

Services: The property has mains, gas, water, electric and drainage.

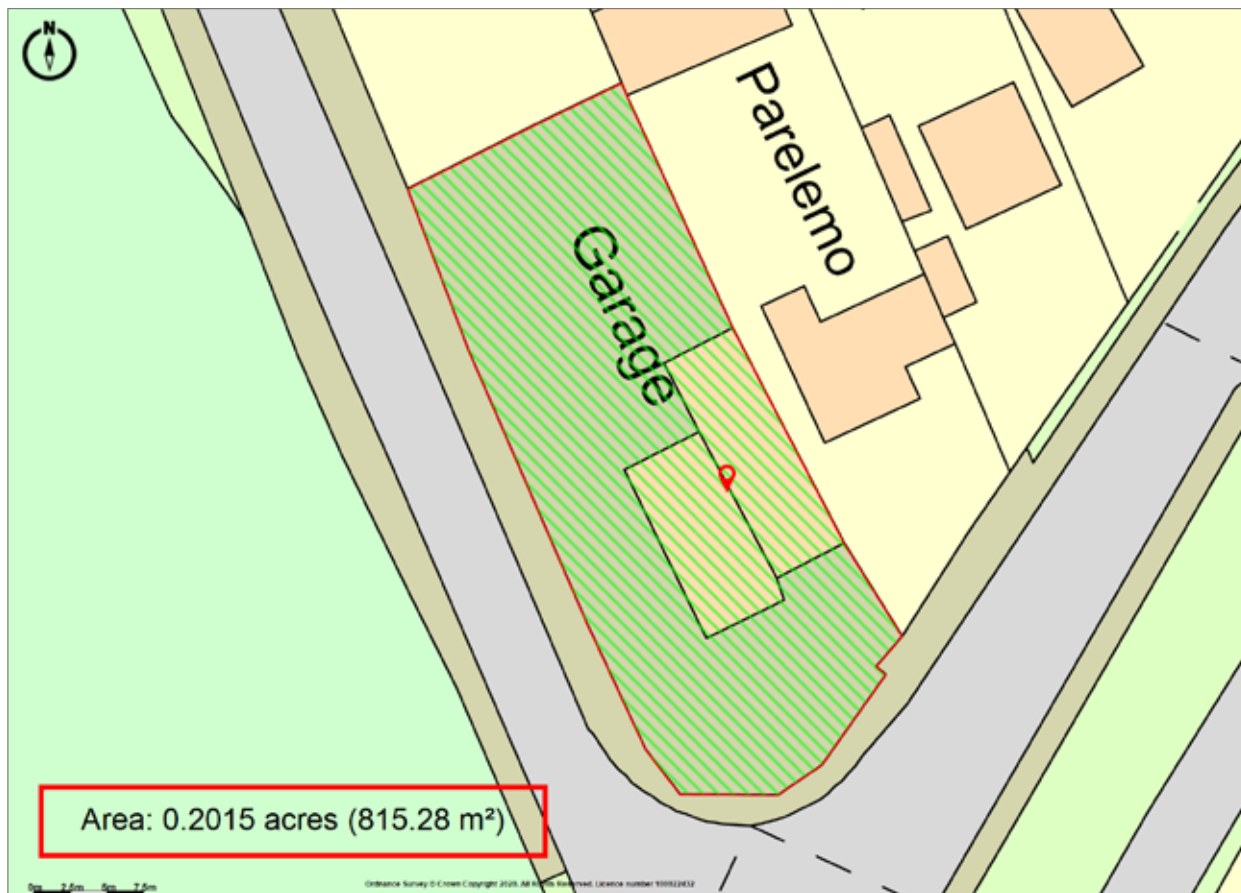
Fixtures and Fitting: All items of fixtures and fittings, including carpets, curtains/blinds, light fittings and kitchen equipment are specifically excluded unless mentioned.

Tenure: Freehold

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment.





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Approximate Area 223 sq m / 2400 sq ft

Shed / Store Room 11.0 sq m / 118 sq ft

Total 234 sq m / 2518 sq ft

Including Limited Use Area (3 sq m / 32 sq ft)



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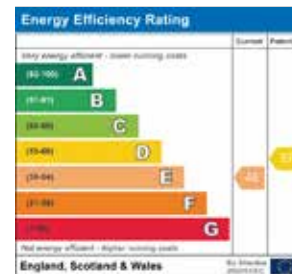
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Ground Floor

First Floor

For identification only. Not to scale. © 201221CF



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