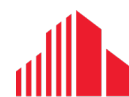




FOR SALE | LICENSED DUPLEX IN THE HEART OF WORTLEY VILLAGE

# 251 WORTLEY ROAD

*London, ON N6C 3R3*



**CUSHMAN &  
WAKEFIELD**

Southwestern Ontario



ASKING PRICE: \$889,000

## PROPERTY HIGHLIGHTS

Licensed duplex with vacant main floor suite in the heart of Wortley Village. 2 minute walk from the downtown shops and amenities. Newly vacant, move in ready 2 bedroom main floor suite with updated kitchen complete with granite countertops and stainless steel appliances, cathedral ceiling with skylights in living room. Private rear deck and fully fenced private yard. Upper 2 bedroom suite currently occupied. Upper unit includes a separate private upper balcony, claw foot tub and recently renovated kitchen. Tremendous curb appeal with a Queen Anne style wrap around front porch, brick facade and garden space. New roof 2023. Your opportunity to occupy the main floor and take advantage of rental income or investors can rent the main floor at current market rent.

- **Zoning:** R2-2
- **Property Taxes:** \$5,269 (2024)
- **Parking:** 3 spaces available
- Main and upper floor duplex could also convert to a single family home



**DAVID JONGERDEN**

*Sales Representative*

519 438 9125

david.jongerden@cushwakeswo.com

**CUSHMAN & WAKEFIELD  
SOUTHWESTERN ONTARIO**

850 Medway Park Dr, Suite 201

London, Ontario N6G 5C6

www.cushwakeswo.com



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# FLOOR PLANS

## Main Floor

FLOOR 2  
TOTAL AREA SQUARE METERS - 113 m<sup>2</sup>  
TOTAL AREA SQUARE FOOTAGE - 1212 ft<sup>2</sup>



Sizes and dimensions are approximate. Actual may vary. This plan is for illustration purposes only and should be used as such by any perspective purchaser.

## Upper Floor

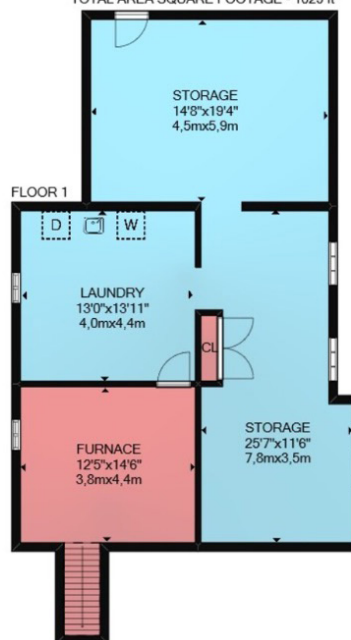
FLOOR 3  
TOTAL AREA SQUARE METERS - 77 m<sup>2</sup>  
TOTAL AREA SQUARE FOOTAGE - 829 ft<sup>2</sup>



Sizes and dimensions are approximate. Actual may vary. This plan is for illustration purposes only and should be used as such by any perspective purchaser.

## Basement

FLOOR 1  
TOTAL AREA SQUARE METERS - 96 m<sup>2</sup>  
TOTAL AREA SQUARE FOOTAGE - 1029 ft<sup>2</sup>



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# PROPERTY IMAGES



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