

## Lot 48

217 Uxbridge Road,  
Ealing W13 9AA

**GUIDE PRICE: £850,000**



**VIRTUAL FREEHOLD FORMER OFFICE  
PREMISES WITH PLANNING FOR  
DEVELOPMENT INTO THIRTEEN UNITS**

This attractive building situated on the corner of Northfields Avenue and Uxbridge Road, West Ealing was formally used as office premises and is now being sold with the benefit of vacant possession. We understand that planning permission was granted in February 2007 for a refurbishment and part two storey extension to provide a part five storey building to include 5 two bedroom flats, 7 x 1 bedroom flats and a studio apartment inclusive of parking and a retail shop at ground level. We understand that this planning permission has now been altered to provide 9 x 1 bedroom flats and 4 x 2 bedroom flats and the property is sold with the benefit of this existing planning. We understand that VAT is applicable to this lot.

### **ACCOMMODATION**

Ground floor: entrance hall, two rooms, total area approx. 345 sq ft

First floor: landing area, 5 rooms, 2 separate WCs, total area approx. 700 sq ft

Outside: total area approx. 1130 sq ft

### **TENURE**

Leasehold – 999 years unexpired

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 020 8825 5000

### **VENDORS SOLICITORS**

Refer to Auctioneers

### **VIEWING TIMES**

By appointment through the Auctioneers