

Lot 12

30 Ellerslie Road, Shepherds Bush,
London W12 7BW

GUIDE PRICE: £690,000



OLDER STYLE END OF TERRACE HOUSE WITH PLANNING PERMISSION TO CONVERT INTO FIVE FLATS

This spacious older-style end of terrace house that has retained many of its original features offers spacious accommodation over three floors and has ample space at the side for further extension of the building. The property is presented in need of complete refurbishment throughout and benefits from planning permission granted under ref no: 2008/02493/FUL for the conversion of the building into five residential flats consisting of three spacious two-bedroom flats and two one-bedroom flats. The planning also allows for the erection of a part single part three-storey side and rear extension and the erection of a roof extension in connection with the conversion of the building. The existing building in effect would offer potentially five-bedroom accommodation and also includes an original coal cellar. The property is sold with the benefit of full vacant possession and will be of interest to investors and developer purchasers.



LOCATION

Ellerslie Road is located off Bloemfontein Road and runs alongside the Loftus Road Stadium, home of Queens Park Rangers Football Club. Good roads links serve the area including the A40 Western Avenue with access to central London and the West and also the A3220 West Cross route that again provides suitable access into London. Excellent train facilities serve the area including White City, Shepherds Bush and Latimer Road Stations along with numerous bus facilities. The property is well located for Shepherds Bush Green, BBC Television Centre based on Wood Lane and of course the new multiple shopping centre of Westfield that is within walking distance. The Uxbridge Road is also close at hand with access into Ealing.

ACCOMMODATION

Lower ground floor, also with separate access and coal cellar, room one 15'1 x 13'1, room two 12'1 x 11'3, kitchen 9'10 x 8'7,
Hall floor: room three 15'2 x 13'9, room four 12'8 x 11'10, bathroom 8'7 x 6'8, cloakroom
First floor: room five 16'11 x 13'4, room six 12'9 x 11'9, room seven, currently used as kitchen, 10' x 8'8, walled garden to rear, approx 60' with further area to side to include lean to.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

LB of Hammersmith & Fulham: 020 8748 3020
Council Tax Band: G

VENDORS SOLICITORS

Zoe Brind
Bird & Lovibond
3 Vine Street
Uxbridge
Middlesex UB8 1RP
01895 256151

VIEWING TIMES

5/2 @ 10.30am, 10/2 @ 2.30pm. 17/2 @ 2.30pm