

# Lot 8

Top floor flat, 3 Convent Gardens, Ealing,  
London W5 4UT

**GUIDE PRICE: £200,000**



**STARTING BID**

**FINAL BID**

**NOTES**

## FIRST FLOOR FLAT WITH DEVELOPMENT POTENTIAL

This first floor flat currently consists of a one bedroom unit with planning granted under local authority reference P/2007/4136 to create a rear dormer and installation of two rooflights to front roof slope. We understand that freeholders consent for the roof development has been granted. The property which is in need of updating, benefits from a roof terrace. Convent Gardens is a popular road off Windmill Road within half a mile of Northfields Station.

### ACCOMMODATION

Lounge 10' x 9'1, kitchen 11'1 x 7'10, bedroom 10'4 x 6'4, bathroom, roof terrace.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000  
Council Tax Band: C

### VENDORS SOLICITORS

Mr A James  
Alun James Solicitors  
20 Windsor Street  
Uxbridge  
Middlesex  
UB8 1AB  
01895 811511

### VIEWING TIMES

By appointment through Joint Auctioneers  
Dalington Estate Agents on 0845 460 8848.



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