

# Lot 13

4 Manor Road, Ealing,  
London W13 0LH

**GUIDE PRICE: £450,000**



## IMPOSING CORNER SITE BUILDING WITH INVESTMENT INCOME AND PLANNING PERMISSION FOR DEVELOPMENT

This attractive corner-sited building benefits from mainly double glazed windows and mainly Economy 7 heating and is currently arranged as an office unit with a self-contained flat and garage to the ground floor and residential upper parts. The office unit is currently let by way of a licence to Alpha Estates at £500pcm (£6,000pa). To the rear is a one bedroom flat that is let on an Assured Shorthold Tenancy from 24/11/2011 for a 12 month period with a 6 month break clause at £800pcm (£9,600pa). The upper two floors are vacant with the exception of two rooms and a kitchen that are let to a sitting tenant at £53.16 pw (£2,764.32pa). We understand that this tenant has been in occupation since 1982 and is aged approximately 65 years. The detached garage at the rear of the property is currently also let on a month by month basis at £100pcm (£1,200pa).

The property in its entirety benefits

from a planning permission under Ref No P2010/2276 for extension planning granted for implementation of planning permission Ref: P/2005/1811 dated 22/06/2005 for change of use of first and second floor multi-occupation accommodation into two self-contained flats; ground floor rear extension including external staircase.

We understand that the roof was replaced in 2008 with a 10 year guarantee and the property is sold with the benefit of the on-going investment income and the existing planning permission. The property will therefore will be of interest to investment purchasers and developers.



### LOCATION

Manor Road is situated off Argyle Road opposite West Ealing Mainline Station and Waitrose. Ealing Broadway with its travel connections and shopping facilities is within easy reach and good road links serve the area including the A40, M4 and M25 motorways.

### ACCOMMODATION

**Ground floor:** self-contained office unit, side entrance to ground floor flat that includes lounge, open plan kitchen, bedroom, bathroom.

**First floor:** landing, lounge, bedroom, separate kitchen (for use of sitting tenant), shared bathroom/WC

**Second floor:** four further bedrooms, kitchen, WC  
Garage to rear of premises accessed from Drayton Road

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing

Tel: 020 8825 5000

Rateable Value Ground Floor: £5,200

Council Tax Band: 1st & 2nd Floor Flats – both C

### VENDOR'S SOLICITORS

Rachel Turner

Prince Evans

Craven House

40–44 Uxbridge Road

Ealing W5 2BS

Tel: 020 8567 3477

### VIEWING TIMES

29/8, 5/9 & 12/9 all at 3.30pm

STARTING BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN

FINAL BID