

# Lot 9

35 Kings Avenue,

Greenford UB6 9DB

**GUIDE PRICE: £490,000\***



**SPACIOUS END TERRACED HOUSE WITH  
LAND AND DEVELOPMENT POTENTIAL**

This spacious end of terraced house forms part of a popular residential road off Greenford Road within easy reach of Greenford Broadway. The property is currently arranged as a four bedroom dwelling with ample living accommodation. There is potential parking to the front of the property and a large rear garden with garage space. Furthermore the land at the rear expands into a large L-shape opening up possibilities for development, subject to obtaining any necessary planning consent that may be required. There may of course be a need to purchase other dwellings or gardens in order to pursue this potential. The existing house does of course lend itself to the possibility of conversion into self-contained flats although this again would be dependant on obtaining any planning consent that may be required. The property is double glazed and has gas fired central heating. It is in need of some updating and is sold with the benefit of full vacant possession. This lot will be of interest to investment buyers and owner/occupiers.

#### **ACCOMMODATION**

Entrance hall, shower room, lounge, dining room, kitchen, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, bathroom, second floor landing, bedroom five, gardens to front and rear.

**TENURE** Freehold

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

London Borough of Ealing 020 8825 5000  
Council Tax Band: E

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEERS**

Rolfe East, 80 The Broadway, Greenford UB6 9QA  
020 8575 1144



**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**