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By order of the Executors

35 Lammas Park Road,  
Ealing W5 5JD

**Guide Price: £1,000,000\***

**Spacious period semi with potential to  
convert into flats**



This large period semi detached house offers accommodation over four floors to include five bedrooms. The property is situated in a premier location near to Lammas Park and Walpole Park. Ealing Broadway is one mile to the north and South Ealing Station is also within walking distance. The house has a westerly rear aspect backing onto tennis courts and whilst benefitting from gas fired central heating, it is in need of complete updating and modernisation throughout. The property could be restored as a spacious family house or offers potential for conversion into self contained flats, subject to obtaining any planning consent that may be required. The basement has its own entrance that would assist in any conversion. This property will be of interest to investors, owner-occupiers and developers. It is sold with full vacant possession.

#### **ACCOMMODATION**

**Lower Ground Floor** Kitchen, Lounge, Shower/WC.

**Ground Floor** Two Reception Rooms.

**First Floor** Two Bedrooms and a Kitchen (Could make an ensuite or further bedroom).

**Second Floor** Three Bedrooms.

**Outside** Front and Rear Gardens. Latter Westerly aspect backing Lammas Park Tennis Courts.

#### **TENURE**

Freehold

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

London Borough of Ealing 0208 825 5000 Council Tax Band G

#### **VIEWING TIMES**

Weds 23/3 @ 11am Fri 1/4 @ 11am Tues 5/4 @ 11am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN