

LOT

4

5 Week Completion

61C Haven Lane, Ealing, London
W5 2HZ

Guide Price: £450,000*

**SPLIT LEVEL FLAT IN PRIME LOCATION
WITH PLANNING GRANTED TO CREATE A
FURTHER BEDROOM**



This outstanding development opportunity is situated just to the north of Ealing Broadway with its station (underground and main line) and ample shopping facilities. Haven Lane is a prestigious road close to Ealing Cricket Club. The existing dwelling is a split level one bedroom flat with an area of garden, private entrance, a roof terrace and a garage. The property is double glazed and has gas fired central heating. There has been planning permission granted (26/4/2017) under reference number 170255FUL to build a replacement extension to create a further bedroom and retaining a courtyard area. Copies of the plans are available within the legal pack from the Auctioneers. The property also benefits from a long lease and the freeholder has granted consent for the works required to fulfill the existing planning permission. The property is sold with vacant possession.

ACCOMMODATION

Entrance Hall, Bathroom, Living Room Open Plan with Kitchen, Bedroom With Roof Terrace to First Floor, Garden, Detached Garage.

TENURE

Leasehold - 125 year lease from 24/6/2005
Ground Rent £300pa

LOCAL AUTHORITY & TAX RATING

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

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN