

LOT  
**15**

12 Portland Road, Southall UB2 4BX

**Guide price £375,000\***

## **FIVE BEDROOM SEMI DETACHED HOUSE IN NEED OF UPDATING**



This three bedroom house has two annexes that provide two additional but separate living spaces with their own entrances. One annex is a one bedroom flat and the other a studio. Other benefits include gas central heating and off street parking. The property is located moments away from Southall rail station which provides frequent services to London Paddington Station (soon to be part of the new Elizabeth Line). Good road links serve the area including the M4 and A40. Local shops and amenities are also close by. The property is in need of some modernisation and in our opinion provides an excellent investment opportunity. This property will be of interest to investors and developers.

### **ACCOMMODATION**

Entrance hall, Reception 1, Reception 2, Kitchen, W/C, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom.

**Annex 1** Room, Kitchen/Diner, Bathroom.

**Annex 2** Room with Integral Kitchen and Separate Bathroom.

### **TENURE**

Freehold

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

Ealing Council: 020 8825 5000

House Council Tax Band: D

Annex 1 Council Tax Band: A

Annex 2 Council Tax Band: A

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN