

93 Cleveland Road, West Ealing W13 0HF

**Guide Price £1,500,000\***

**LAND WITH PLANNING PERMISSION PENDING PLUS AN EXISTING FOUR BEDROOM SEMI-DETACHED HOUSE WITH INVESTMENT INCOME**



This lot comprises an existing four bedroom double fronted end of terrace house with planning permission pending to develop a five bedroom double fronted detached house on the adjoining land. The site is located within a sought after area of Ealing, close to Castle Bar Park, Drayton Green and West Ealing Mainline stations, and close to Ealing Broadway with its underground/mainline station and substantial shopping facilities. Good road links serve the area including the A40 to London and the West and A406 North Circular. The existing property is presented in good order throughout and is currently rented to a company generating £44,400 PA in income. There is an option for this agreement to be terminated prior to completion for vacant possession. Planning reference number will be provided once planning has been granted. This property will be of interest to developers and investors.

**ACCOMMODATION**

Existing House: Entrance hall, study, downstairs W/C, through lounge, kitchen, large rear and side garden, master bedroom with walk in wardrobe, family bathroom, double bedroom 2, double bedroom 3 and double bedroom 4 with en-suite in the loft. Adjoining Land: Approx 320 Sq.M, mainly lawn.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

Ealing Council – 020 8825 5000

Council Tax Band: F

**VIEWING TIMES**

By appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN