

LOT  
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Six week completion applies to this lot

45 Fairfield Road, Yiewsley,  
Middlesex UB7 8EY

**Guide Price £475,000\***

## END TERRACED DWELLING ON SPACIOUS PLOT WITH DEVELOPMENT POTENTIAL



This turn of the century end of terrace dwelling is situated just off Yiewsley High Street and within half a mile of West Drayton Main Line Station. This link is on the planned Crossrail route and services London Paddington. Good road links are easily accessible including the A4, M4, A40, M40 and M25. The property is currently a four bedroom dwelling with a spacious plot to side and a double garage to rear. The site offers scope for conversion of the main dwelling into flats and potential for a new build house on the side, subject to obtaining any necessary consent that may be required. The vendor has produced some drawings for this purpose and these are included within the legal pack. We understand historically this property did have permission granted for conversion although this has now expired. The house is currently let on an assured shorthold tenancy at £2000pcm (£24,000pa) and is sold with the benefit of this income.

### ACCOMMODATION

Entrance Hall, Through living Room, Kitchen, Bathroom, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Loft Room/Bedroom Four, Double Garage and Yard to Rear, Off Street Parking.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band D EPC Band D

### VIEWING TIMES

By appointment through the Auctioneers subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN