

LOT  
**12**

16 South Ealing Road, Ealing,  
London W5 4QA

**Guide Price £275,000\***

**FREEHOLD MIXED COMMERCIAL  
AND RESIDENTIAL BUILDING WITH  
INVESTMENT POTENTIAL**



This freehold dwelling is situated within 200 yards of South Ealing Underground Station and within half a mile of Ealing Broadway with its multiple shopping facilities and Station serving Central, District and main lines. Good road links are easily accessible including the M4, M40 and M25. The building consists of a vacant studio flat to the basement with its own front entrance, a shop unit sold on a long lease, a split level flat to the upper floors that has also been sold on a lease that is approximately 69 years unexpired thus offering reversionary potential, and an advertising hoarding to the side elevation that offers further investment potential. This property will be of interest to investment buyers.

**ACCOMMODATION**

Vacant Studio Flat to Basement. Shop premises sold on a 999 year lease with Peppercorn Ground Rent. Split level flat with 69 year lease unexpired with £200pa Ground Rent. Advertising Hoarding.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 825 5000  
Flat Council Tax Band C

**VIEWING TIMES**

By appointment through the auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN