

## 12 HAVEN GREEN, EALING LONDON W5 2UU

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### FOR SALE FREEHOLD – OFFERS INVITED

- BLOCK OF 3 FLATS FOR SALE
- PRIME EALING LOCATION
- OPPOSITE EALING BROADWAY STATION
- POTENTIAL TO DIVIDE FLATS AND ADD UNITS (STPP)
- RARE OPPORTUNITY AFTER 30+ YEARS IN FAMILY OWNERSHIP
- ADJOINING PROPERTY ALSO AVAILABLE
- LARGE REAR GARDEN
- AMAZING c.1,000 SQ.FT ROOF GARDEN
- 3 GARAGES WITH CONVERSION POTENTIAL
- CAR ACCESS & PARKING

The opportunity seldom arises to acquire the freehold of such a property in this fantastic location facing Haven Green. This unique property appears to have been built between the wars, in a style completely out of character with the much older houses to the south and the Caspian Hotel at No. 14 Haven Green, which was part of the Castlebar Road development built at the turn of the 20th Century.

Haven Green is a particularly attractive part of Ealing, with Ealing Broadway Station on the opposite side of the green. Ealing Broadway's popular shopping centre is within a few minutes' walk.

12 Haven Green must have been quite an architectural statement at the time, with its strong-looking imposing square style, high quality exposed brickwork to all 4 elevations and exceptionally spacious flats with well-proportioned rooms.

Our clients have owned this property, along with No. 14, for over 30 years, but now the time has come to move on. The priority is to sell No. 12 but offers to acquire both properties will be considered.

The accommodation is arranged over four floors, with three garages at lower ground level, currently adapted for other uses plus a shower room/WC.

The ground floor flat is particularly impressive with a living room spanning the whole of the front with three sets of full height windows and doors to small balconies. It has two large double bedrooms, kitchen and bathroom/WC and a second WC, providing 1,463 sq.ft (136 sqm). This flat has its own entrance door.

The first floor flat has a slightly different layout and provides 1,371 sq.ft (127 sqm) with a similarly impressive living room across the front, three double bedrooms (one en-suite), kitchen, bathroom/WC and separate WC.

On the top floor is a quite astonishing roof garden of about 1,000 sq.ft overall with access to a one-bedroom flat with open-plan living room/kitchen and bathroom/WC. This is an amazing feature of the property and suggests an opportunity to add to the overall accommodation.

Both the larger flats would appear capable of being divided into two units each, subject to any necessary consents. The garages could also provide additional accommodation.

Floor plans are attached, but internal inspection is essential to appreciate the spacious feeling of these flats and their true potential.

**NB: Floor plans and additional photos follow.**

***JOINT SOLE AGENTS: HUNTERS NORTHFIELDS***









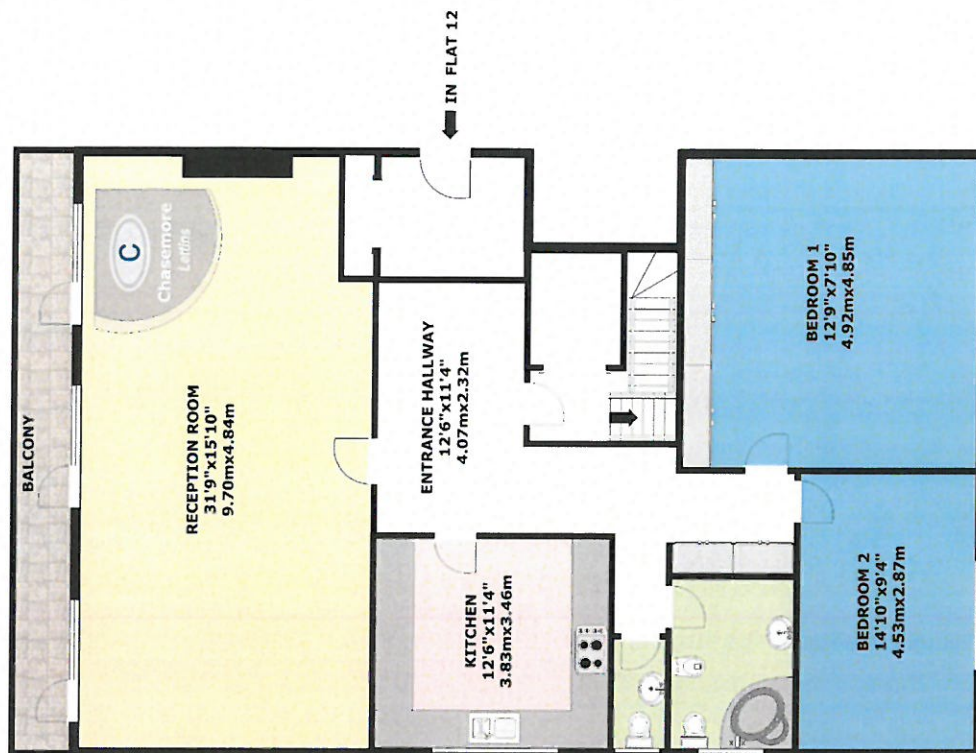








# HAVEN GREEN LONDON W5

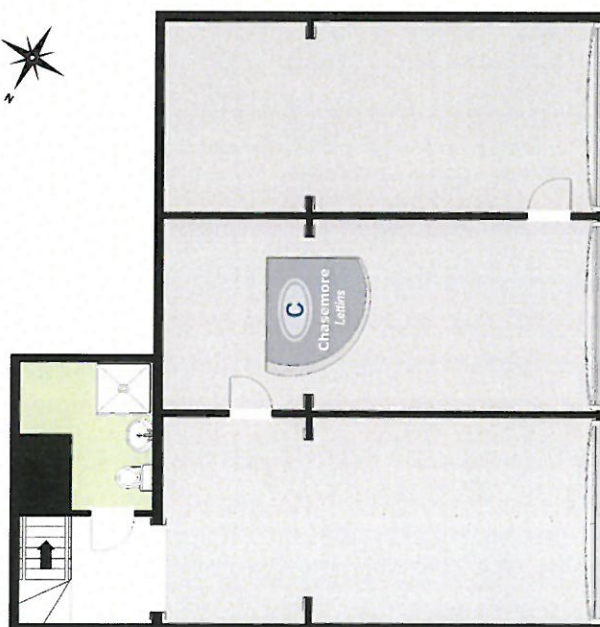


GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 1463.89 SQ FT / 136.00 SQ M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSIONS, OR MIS-ESTATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER

# HAVEN GREEN LONDON W5



LOWER GROUND, GARAGES

APPROX. GROSS INTERNAL FLOOR AREA 821.60 SQ FT / 76.33 SQ M

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# HAVEN GREEN LONDON W5

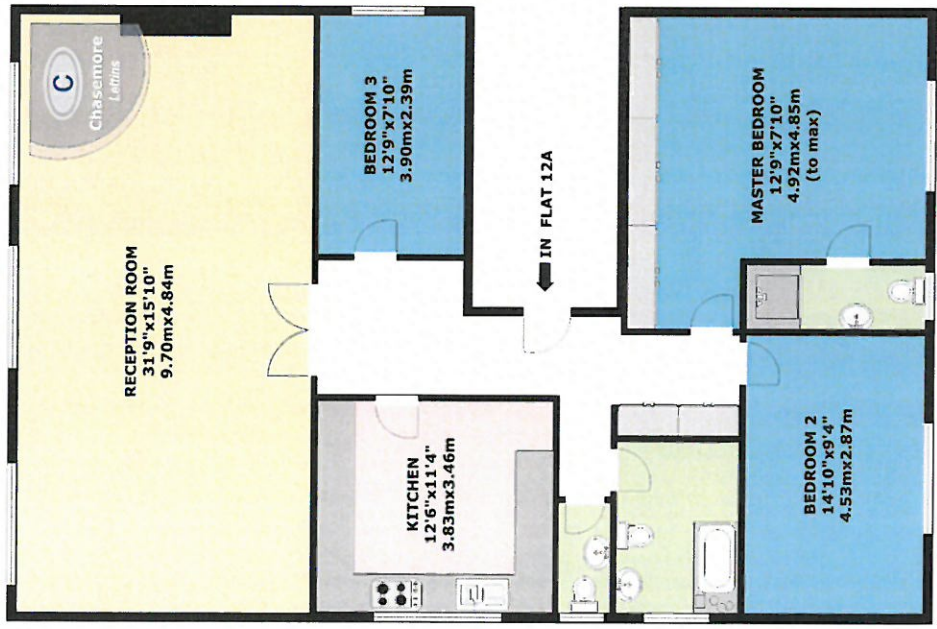


TOP FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 516.66 SQ FT / 48.00 SQ M

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FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 1371.10 SQ FT / 127.38 SQ M

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