



For Sale

BY FORMAL TENDER

10 Haven Green, Ealing W5 2UU

- Substantial semi-detached residential property divided into four flats.
- With own parking and substantial rear garden.
- Prominent position overlooking Haven Green, very close to Ealing Broadway Railway and Underground stations.
- Being sold with vacant possession.

VIEWINGS

Strictly by appointment

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Manchester
M2 5QR

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Date of particulars – October 2017

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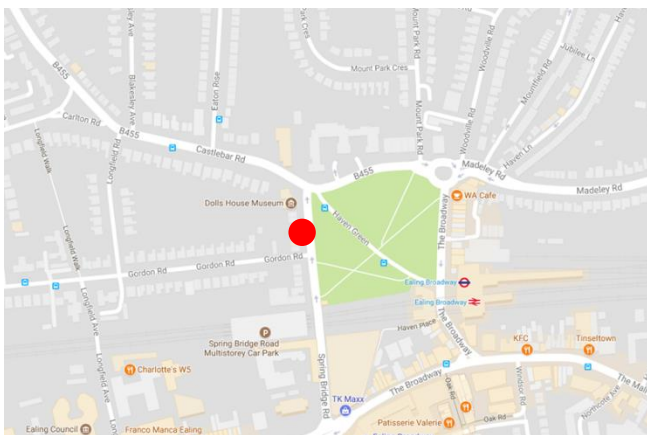
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LOCATION

The property is situated on Haven Green, within the district of Ealing, in West London. Haven Green leads on to Madeley Road which in turn provides access to the main North Circular Road.

Ealing Broadway Railway and Underground (Zone 3) Stations are located opposite the property, and provide good rail links to Central London and other rail networks within the area.

Ealing Broadway is served by both the Central and District Underground lines with journeys from Ealing Broadway to Oxford Circus taking approximately 25 minutes. This station will benefit from major improvements as part of the plans to introduce Crossrail.



DESCRIPTION

The premises comprise a substantial four storey semi-detached Georgian dwelling which has been converted to provide 4 flats. The property is constructed with brick elevations incorporating a bay and pillared canopy above the entrance to the upper ground floor, set beneath a pitched tiled roof. UPVC double glazed windows are provided to parts of the building, with the remainder incorporating single glazed timber framed windows.

The property has been extended to the attic to provide further living accommodation with a dormer window having been installed to the rear.

Internally, the accommodation includes a three bedroom flat to the lower ground floor, a large one bedroom flat to the upper ground floor, a two bedroom flat to the first floor and a four bedroom maisonette to the second floor and attic. The flats all benefit from large sash windows, many having attractive views to both the rear garden and overlooking Haven Green.

Externally the property includes a driveway to the front with parking spaces for 2 cars. To the rear is a good sized lawned garden with a patio area, secured by a timber fence. The total site area is circa 0.13 acres.

ACCOMMODATION

Flat	Size (sq m)	Size (sq ft)
Lower Ground Floor	87.9	945.7
Upper Ground Floor	58.2	629.9
First floor	59.4	639.1
Second floor	82.8	891.3
TOTAL	288.3	3,106

TENANCIES

Available with vacant possession

SERVICES

The property has mains sewerage and drainage, along with mains electricity and gas supplies.

Heating is provided via gas fired central heating with wall mounted radiators.

PLANNING

Interested parties are advised to make their own enquiries through the local authority.

TENURE

The property is held freehold, under title number MX332879. We understand that the property is also subject to three long leases albeit that these will be dissolved prior to the sale.

VAT

All figures quoted are exclusive of VAT which may be applicable.

EPC

Available upon request

LEGAL COSTS

Each party will be responsible for their own legal costs.

PRICE

Guide price of £1,825,000.

For sale by formal tender with a proposed closing date of 12pm on 4 December.

Please email a request for details of the open viewing dates or tender documents.

IMPORTANT NOTICE

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