



HUNTERS[®]
HERE TO GET *you* THERE

Leighton Road, Ealing, W13 9EP

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Price on Application

Hunters are delighted to present this excellent investment opportunity to purchase this one-off portfolio sale comprising of a mix of 1, 2 and 3-bedroom apartments.

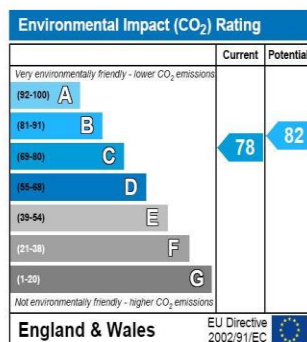
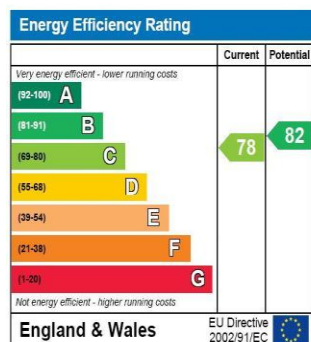
Located just off fashionable Northfield Avenue, just 10 minutes' walk from West Ealing Elizabeth line station and Northfields Piccadilly line tube station in the opposite direction.

The gross internal area of the 11 units equals to approximately 6500Sqft (not including communal areas) and is sold with current AST's in place. The plot benefits from further potential development STP.

Call Hunters today for further details on 020 85791611 or pop into the office and ask for Hans or Mark.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



VIEWING ARRANGEMENTS

By Appointment With: Hunters
Tel: 020 8579 1611

OPENING HOURS:

Monday - Thursday: 09:00 - 18.30
Friday: 09:00 - 18:00
Saturday 09:00 - 16:00
Sunday: Closed

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

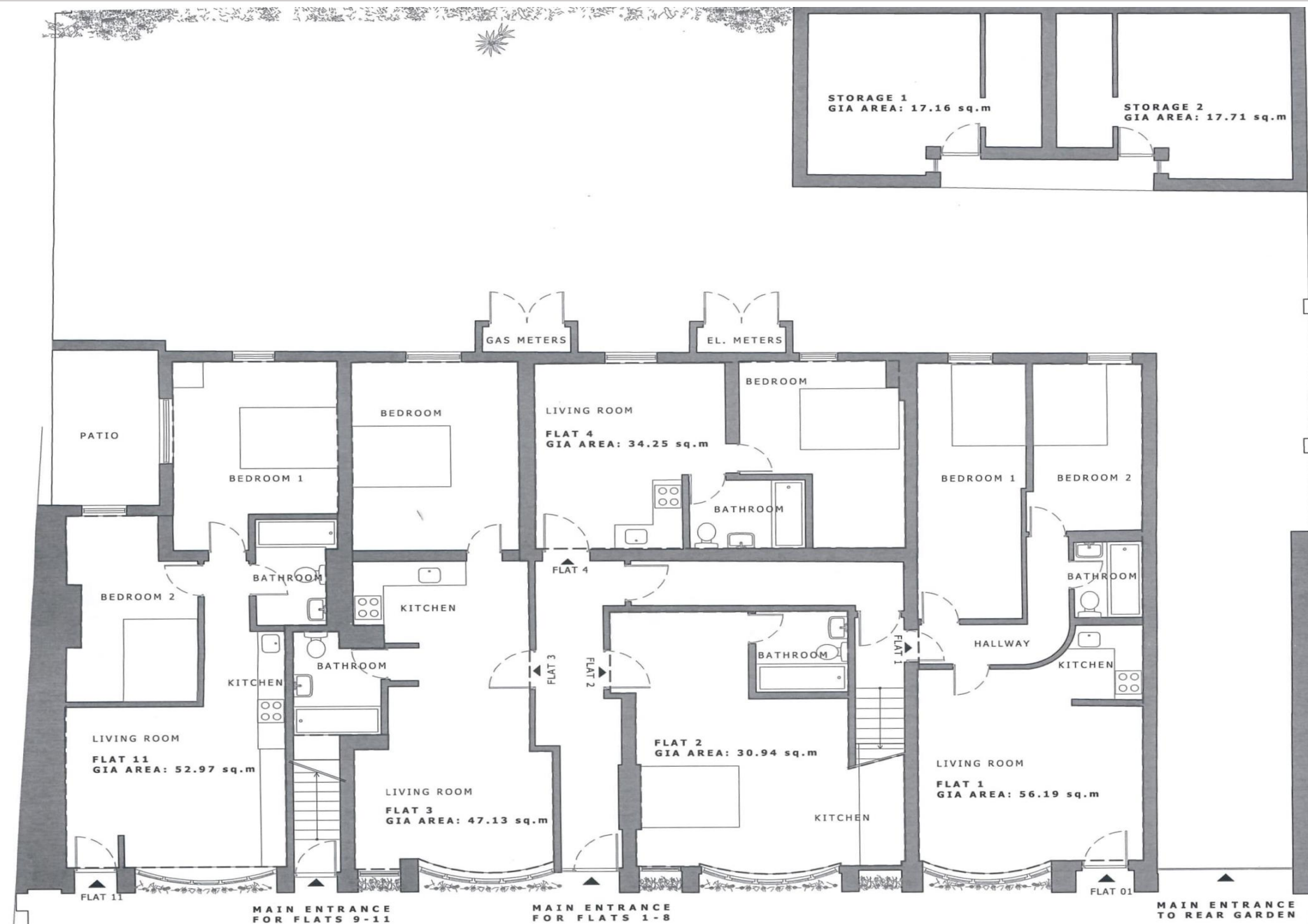
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

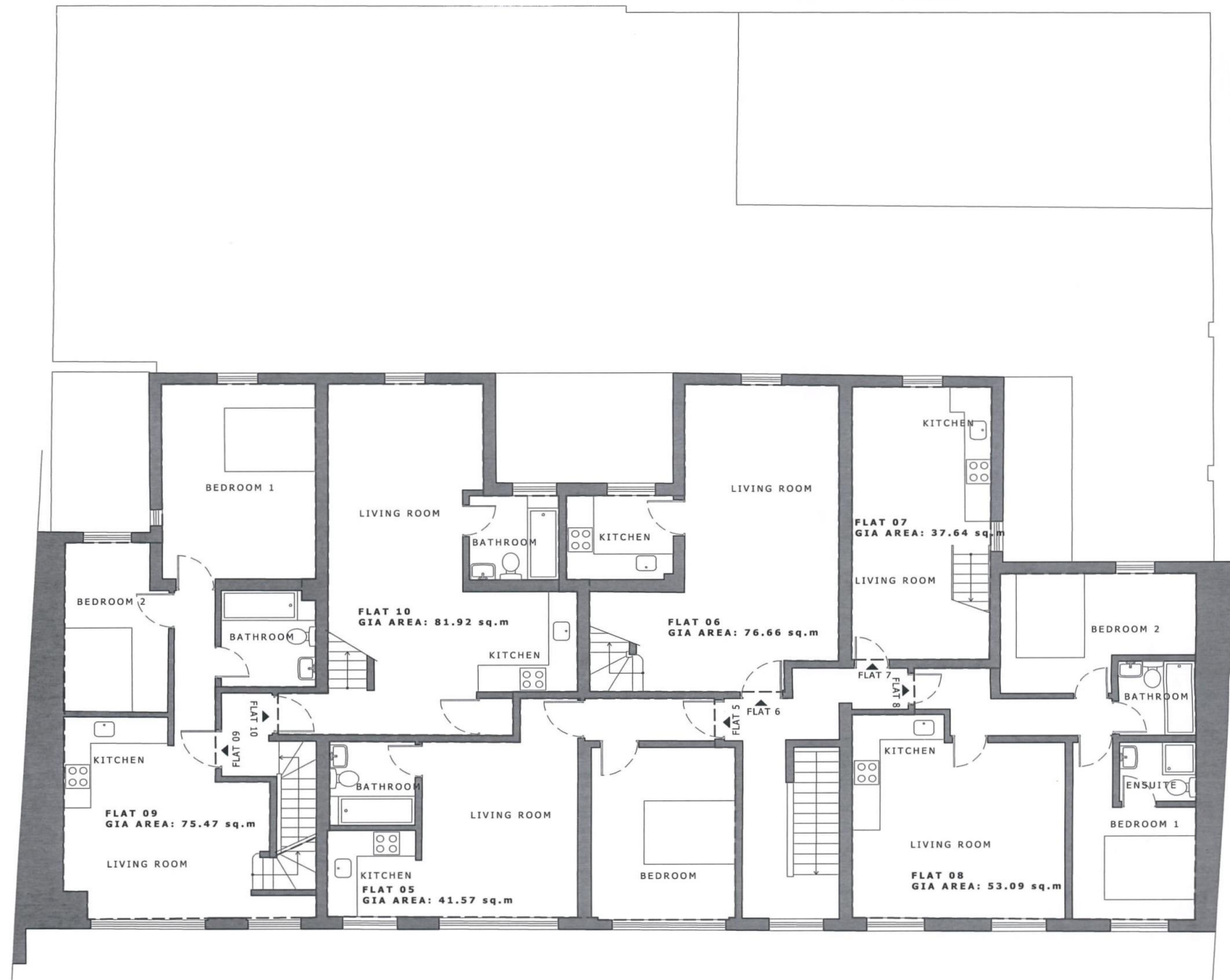
Hunters 112 Northfield Avenue, Ealing, London, W13 9RT | 020 8579 1611
northfields@hunters.com | www.hunters.com

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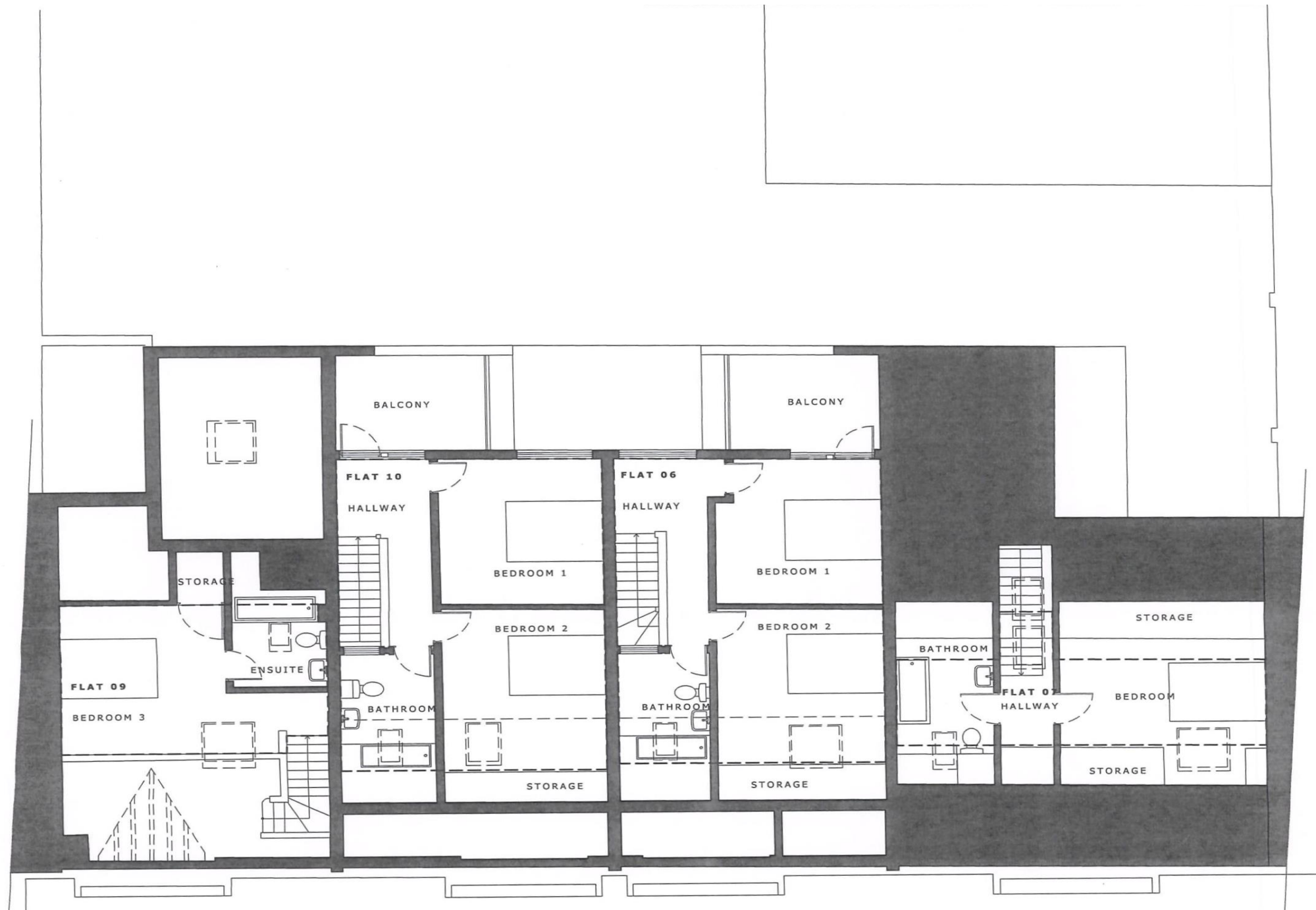




EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



<u>6-12 Leighton Road W13 9EP</u>						
Property	Property Type	Size SqFt	Monthly Rent	Current Rental PA	VP Sale price	
Flat 1	2 Bed Flat	605	£1,261.00	£15,132.00	£450,000.00	
Flat 2	Studio	333	£850.00	£10,200.00	£275,000.00	
Flat 3	1 Bed Flat	507	£1,055.00	£12,660.00	£350,000.00	
Flat 4	1 Bed Flat	369	£1,025.00	£12,300.00	£295,000.00	
Flat 5	1 Bed Flat	447	£1,100.00	£13,200.00	£325,000.00	
Flat 6	2 Bed Flat	825	£1,325.00	£15,900.00	£475,000.00	
Flat 7	1 Bed Flat	405	£1,150.00	£13,800.00	£325,000.00	
Flat 8	2 Bed Flat	571	£1,400.00	£16,800.00	£425,000.00	
Flat 9	3 Bed Flat	812	£1,695.00	£20,340.00	£500,000.00	
Flat 10	3 Bed Flat	882	£1,750.00	£21,000.00	£525,000.00	
Flat 11	2 Bed Flat	570	£1,469.00	£17,628.00	£425,000.00	
			£14,080.00	£168,960.00	£4,370,000.00	