



All enquiries Ref: Kristian Georgiou

- Substantial freehold three floor semi-detached house requiring modernisation
- Development potential to convert or alter STPP
- Same ownership since 1969
- Full vacant possession

#### Location:

The property is situated on Broughton Road, accessed via Uxbridge Road. Public transport links include West Ealing (Elizabeth Line takes you to Paddington Station in approximately 12 minutes) and Ealing Broadway (Central and District Lines) mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A406 and M4. An extensive range of shops, bars and restaurants can be found locally within Ealing and train journey from West Ealing station. Recreational pursuits can be found locally at the open spaces of Walpole Park.

#### Description:

Originally the property offered a five bedroom accommodation which was then partially converted into two non-self-contained flats which suited the current vendors needs. This could be reverted or adjusted accordingly, subject to all necessary planning permission and consents.

#### Accommodation:

Second floor: Two bedrooms

First floor: Two bedrooms, kitchen, shower room, separate WC

Ground floor: Two reception rooms, kitchen, cloakroom/WC, lean to

Outside: Front and rear gardens with storage room

**EPC rating:** TBA

**Council Tax Band:** G



#### Potential:

The property may be suitable for conversion into several different schemes subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

#### Planning:

The neighbouring property 31 Broughton Road has been converted into five self contained flats (Certificate of Lawfulness for an Existing Use) under planning ref: P/2001/3312

#### Local Authority:

Ealing Council - [www.ealing.gov.uk](http://www.ealing.gov.uk)

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

