



All enquiries Ref: Kristian Georgiou



- Freehold two floor mid terrace house requiring modernisation
- Development potential STPP
- Full vacant possession

**Location:**

The property is situated to the west of Gunnersbury Park and well positioned for the amenities of Ealing, Brentford and Chiswick. Transport options include local bus routes, Acton Town or Gunnersbury stations (offering rail and London Underground options) or road links via the M4, M40 and A406 North Circular. Gunnersbury Park offers sports hub facilities including football, cricket, tennis, gym and park.

**Accommodation:**

First floor: Three bedrooms, bathroom/WC  
 Ground floor: Entrance Hall, one bedroom, reception room, kitchen, separate WC  
 Outside: Rear garden

**EPC rating:** C

**Council Tax Band:** E

**Potential:**

The property may be suitable for conversion into two self-contained flats subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

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

