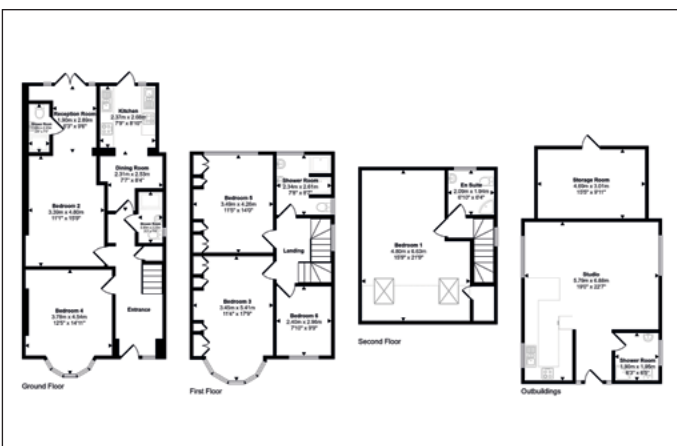




All enquiries Ref: Kristian Georgiou



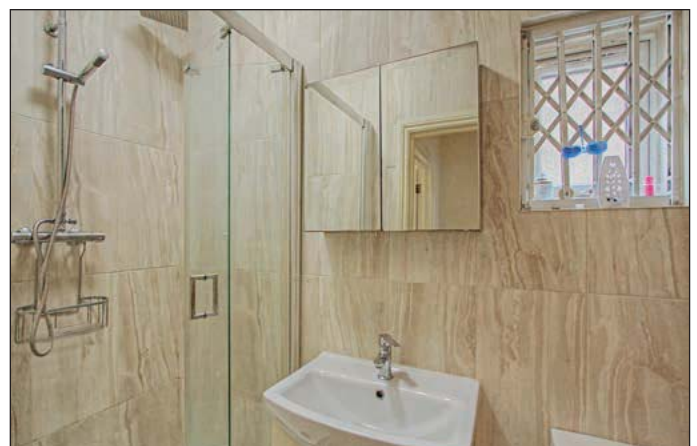
- Pair of substantial freehold three floor semi-detached houses
- Utilised as HMO's
- Combined GIA of 3,783 sq ft / 351.42 sq m
- Rear annexe utilised as separate self-contained accommodation
- Full vacant possession

Location:

The properties are situated on Bowes Road. Public transport links include East Acton Underground Station (Central Line) together with a network of local bus services serving the surrounding vicinity. Road links include the A40 (Western Avenue) and A406 (North Circular Road). Shopping amenities can be found locally within Acton High Street and East Acton with an extensive range of shops, bars and restaurants being found in Westfield London (White City). Recreational pursuits can be found locally at the open spaces of Wormwood Scrubs and Acton Park.

Description:

A pair of substantial freehold threefloor semidetached houses currently utilised as HMO accommodation, extending to a combined gross internal area of approximately 3,783 sq ft (351.42 sq m). The properties further benefit from a rear annexe, arranged as separate selfcontained accommodation. These properties provide significant potential for continued use, refurbishment or redevelopment, subject to the necessary consents.





Description (continued):

35 Bowes Road accommodation (approx. GIA 1,816 sq. ft. / 168.69 sq. m):

Second floor: One bedroom, shower room/WC

First floor: Three bedrooms, shower room/WC

Ground floor: Living room, dining room, kitchen, shower room/WC, shower room/WC

EPC rating: C

Council Tax Band: F

37 Bowes Road accommodation (approx. GIA 1,967 sq. ft. / 182.73 sq. m):

Second floor: One bedroom, shower room/WC

First floor: Three bedrooms, shower room/WC

Ground floor: Living room, dining room, kitchen, shower room/WC

EPC rating: D

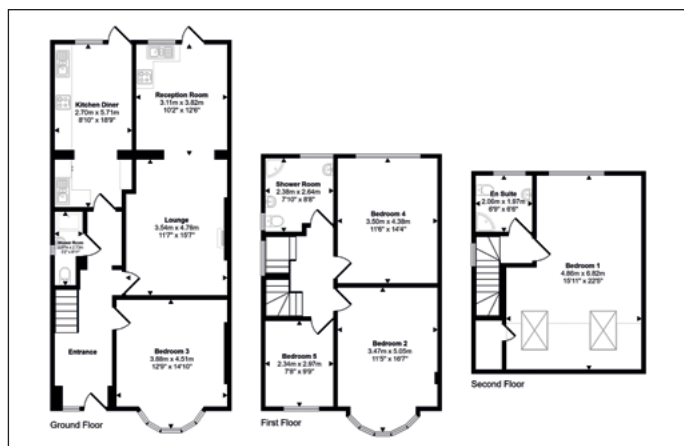
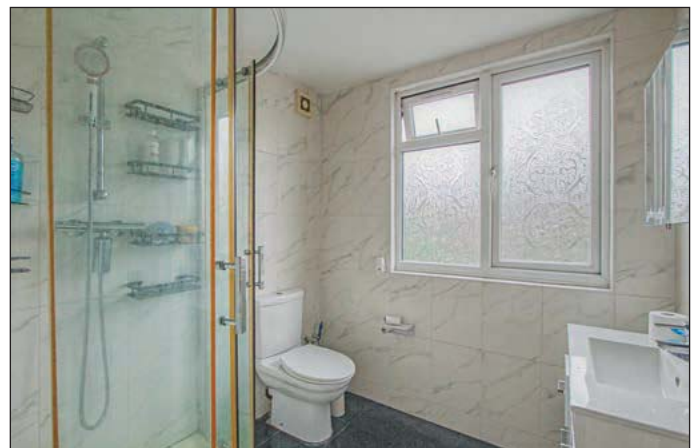
Council Tax Band: F

Outside:

Large rear garden, rear annexe used as separate self-contained accommodation

To view:

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



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