



## 69 Stanhope Park Road, Greenford, London, UB6 9LU

TWO BEDROOM SEMI-DETACHED – STRATEGIC SIDE & REAR DEVELOPMENT POTENTIAL (STPP) – NO ONWARD CHAIN

Arron James presents a rare chance to acquire a classic two-bedroom semi-detached home on the highly sought-after Stanhope Park Road. This property is specifically positioned for those looking to add significant value through a clever footprint expansion.

The Strategic Edge: Dual Access Potential

Rear Access Advantage: Uniquely, the rear of the property backs onto a car park. For a forward-thinking investor, this offers the potential for independent rear access (STPP)—a rare feature on this road that could support the development of a substantial garden studio or ancillary building with its own entrance.

Side Extension Scope: The unextended side plot provides the footprint needed to transform this into a much larger 3 or 4-bedroom residence, following the successful precedent set by neighboring homes.

Tenancy & Possession The property is being sold with an amicable tenant in situ. To ensure the smoothest transition

- Side Extension Scope: Clear space to the side for a substantial double-storey extension (STPP).
- Unique Rear Access: Backs onto a car park, offering a rare independent entry point for the garden.
- Dual-Use Potential: Scope for a rear garden studio/annex that doesn't feel "landlocked."
- Commuter-Friendly: An easy 10-12 minute walk to Greenford Station (Central & GWR).
- No Onward Chain: A clean, fast-moving sale with no upward complications.
- Strategic Acquisition: Buy now while the Section 21 notice period runs concurrently.
- Prime Residential Road: A high-demand, consistent street in the heart of UB6.
- Equity Opportunity: Priced to allow for a "buy-and-build" capital uplift.
- Step-Free Connectivity: Direct GWR links to Paddington and Central Line to the City.

**Auction Guide £399,950**

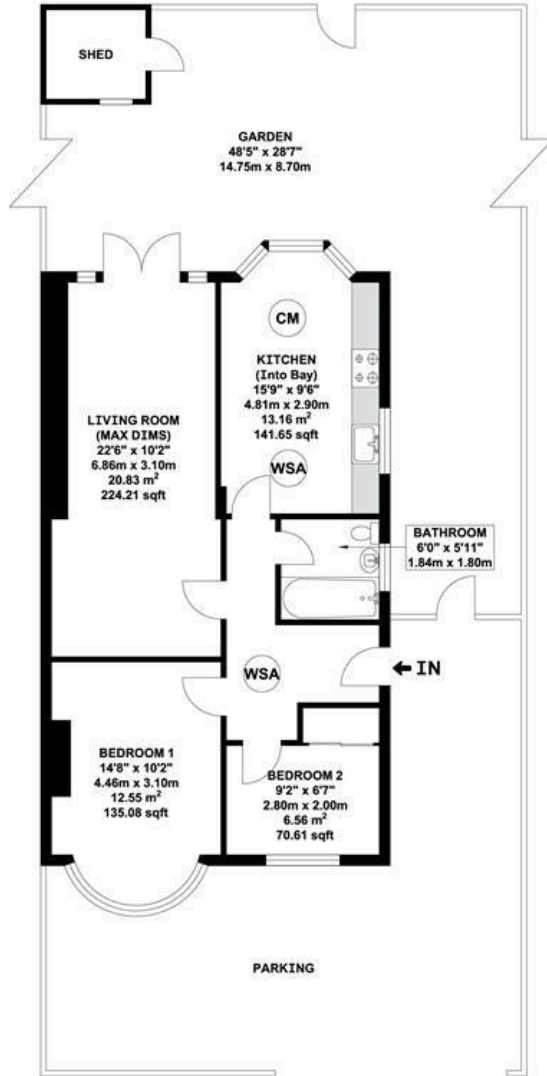
69 STANHOPE PARK ROAD  
GREENFORD UB6 9LU



KEY

WSA WIRED SMOKE ALARM

CM CARBON MONOXIDE



APPROX. GROSS INTERNAL FLOOR AREA 704.17 SQ. FT / 65.42 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		