

ADVANCE NOTICE

FOR SALE BY AUCTION ON THE 5TH OF OCTOBER 2015 (UNLESS SOLD PRIOR) RESIDENTIAL DEVELOPMENT OPPORTUNITY 42–48 South Ealing Road, London W5 4QA



LOCATION

The increasingly affluent West London suburb of Ealing lies about 7.5 miles west of the capital's West End and to the north of the M4 motorway. South Ealing Road forms south of the B455, which runs south from Ealing Broadway (A4020). The property lies on the west side of the road at its junction with Lothair Road, about 0.66 miles south of Ealing's town centre and in a mixed residential/retail area. South Ealing underground station (Piccadilly line) is several hundred yards to the south, whilst Central, District and Overground services are available at Ealing Broadway station.

DESCRIPTION

Four adjoining three storey terraced buildings (No.48 is end-terraced), providing four lock up shops with residential accommodation above, the latter arranged to provide twenty letting rooms (some with kitchenette facilities and all with en suite bathrooms). There is a car parking area off Lothair Road.

LOCAL AUTHORITY

London Borough of Ealing Tel. 020 8825 6600.

PLANNING AND DEVELOPMENT

At present, the residential accommodation is registered with the local authority as a House in Multiple Occupation (HMO). We are verbally informed that there would be no objection in principle to the HMO status being removed, in favour of open residential use.

PRICE

Our client is seeking offers in excess of £4 million. The property will be offered for sale at our auction on the 5th of October, unless sold prior.

FURTHER INFORMATION

Amjad Raja or Felix Rigg – MS Auctions
Tel. 020 8998 8464.

Nicholas Hayes – NW Hayes
Tel. 020 8998 6498.