

LOT

**12**

12 Moorcroft Park, Harlington Road,  
Hillingdon, Middlesex UB8 3HD

**Guide Price: £435,000**

**SPACIOUS OFFICE BUILDING WITH  
PLANNING GRANTED TO CONVERT INTO  
A LUXURY THREE BEDROOM APARTMENT**



This attractive terraced building forms part of a grade 2 listed building that has been converted into offices. The gated development consists of a mixture of luxury residential conversions and some offices, set within a magnificent 3 acres of grounds. This particular unit benefits from planning to convert into a luxury three bedroom split level apartment and is sold with the benefit of this planning and vacant possession. There are two allocated parking spaces to the front and a conservatory that has already been erected under English Heritage approval. This lot will be of interest to developers and investment purchasers. The unit has attractive internal features and 11' high ceilings. Harlington Road runs parallel to Uxbridge Road and is within easy reach of Uxbridge and Hayes Town Centres.

**ACCOMMODATION**

Over two floors approximately 1187sf (Source VOA)

**TENURE**

Leasehold approximately 990 years unexpired

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111

Rateable Value £13,250

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN