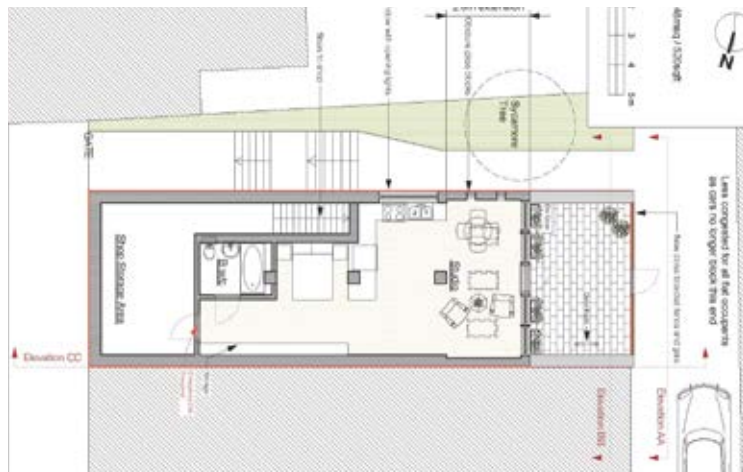


LOT
16

Basement, 21 Broadway Buildings, Boston Road, Hanwell W7 3TT

Guide Price: £145,000*

LOWER GROUND FLOOR WITH PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT TO SELF CONTAINED APARTMENT



An interesting development project with planning consent to provide a new self-contained apartment beneath shop premises within the Hanwell Clocktower Conservation Area. The property is within 10 minutes walking distance of Hanwell station which will be on the new Crossrail "Elizabeth line" from December 2018 with a journey time of only 15 minutes to Bond Street in central London. It is also well located for bus routes and has easy access to the M4 to Heathrow, M40 and M25. It is approximately 3 miles from Ealing Broadway centre. Ample car parking is also available in a car park at the rear. Full details of the approved planning scheme which will provide a self-contained unit of approximately 520 sq ft with private patio area are available from the Auctioneers or from London Borough of Ealing website ref 163379FUL. Additional space may also be available by separate negotiation with the vendor. The property is being sold with vacant possession and freeholders consent for the conversion work.

ACCOMMODATION

Currently arranged as open plan storage space with rear access at ground level to the rear of the shop.

TENURE

Leasehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN