

70 Violet Avenue, Hillingdon, Middlesex UB8 3PT

Guide Price £490,000*

THREE BEDROOM MAISONETTE AND LAND ADJACENT WITH PLANNING GRANTED TO BUILD A 4 BEDROOM DETACHED DWELLING



This interesting opportunity consists of a three bedroom first floor maisonette with investment income and potential for loft room subject to obtaining any necessary consent that may be required and a spacious plot to the side, that benefits from planning permission under reference 73222/APP/2019/1371 for the erection of a four bedroom detached dwelling. The property is well located close to Hillingdon Hospital and Stockley Business Park. Good road links serve the area including the M4, M25 and M40 motorway network. Uxbridge town centre with its multiple shopping facilities and Underground station is within two miles. Heathrow London Airport is easily accessible to the south. The maisonette is currently let on a 12 month Assured Shorthold Tenancy that ends in October 2019 at £1450 pcm (£17,400 pa). We are advised that the tenants are willing to extend should the incoming buyer wish to renew. The vendor is willing to serve and assign a notice for lease extension at the buyer's cost between exchange and completion. We are advised that the Freeholder is the London Borough of Hillingdon which is the borough that has granted the planning permission. This lot will be of interest to investment buyers and developers.

ACCOMMODATION

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Lounge, Kitchen, Bathroom, Large Garden and Parking. The plot at the side measures approximately 2867sf (0.065 acres).

TENURE

Leasehold approximately 95 years unexpired

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111
Council Tax Band C

VIEWING TIMES

Wednesday 21/8 @ 10am



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN