

Lot 41

272–274 Northfields Avenue,
Ealing W5 4UB

GUIDE PRICE: £1,000,000



**MIXED FREEHOLD DEVELOPMENT
COMPRISING TWO SHOPS AND THREE SELF-
CONTAINED FLATS**

This attractive mid terraced building consists of two ground floor shops and three self-contained flats with front entrances to the first and attic floors. There is a rear yard behind No. 272 and a large rear store behind No. 274 both of which lead on to a rear service road. The property is located almost opposite Northfields Piccadilly Line tube station and within a busy thoroughfare that includes numerous local traders, restaurants and other major occupiers such as Tesco's and shortly be opening Sainsbury's. The shops are offered with vacant possession and the flats are offered . We understand that VAT is not applicable to this lot.

ACCOMMODATION

No 272: approx 500 sq ft

No 274: approx. 890 sq ft

Flats: 2 x one bedroom flats and 1 x two bedroom

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Council Tax Band: all flats C

VENDORS SOLICITORS

Refer to auctioneers

VIEWING TIMES

By appointment through the Auctioneers