

# Lot 51

By Order of the Executors

## 20 Waldemar Avenue, Ealing London W13 9PY

### GUIDE PRICE: £500,000



### SEMI DETACHED HOUSE IN PRIME LOCATION AND IN NEED OF REFURBISHMENT

This spacious semi-detached house situated in a prime residential road off Elers Road, is in need of updating throughout. The property offers spacious three bedroom accommodation and has scope for further extension subject to obtaining any necessary planning consent required. It is located close to Northfields Piccadilly Line Underground Station and within easy reach of local parks and shopping facilities along Northfields Avenue. The property is being sold with the benefit of full vacant possession.

#### **ACCOMMODATION**

Entrance hall, reception room, dining room, through living room, breakfast room, kitchen, cloakroom, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, outside west facing garden approx. 80' in depth, garage approached via own drive

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 020 8825 5000  
Council Tax Band: F

#### **VENDORS SOLICITORS**

Refer to auctioneers

#### **VIEWING TIMES**

By appointment through auctioneer.