

Lot 8

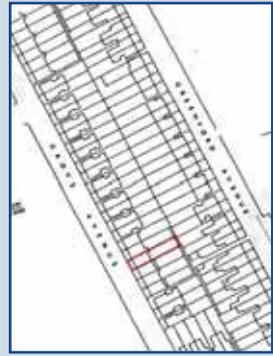
13 Grove Avenue,
HANWELL, London W7 3ER

GUIDE PRICE: £350,000 by order of Grainger Plc



THREE BEDROOM TERRACED HOUSE IN NEED OF MODERNISATION

This mid-terraced house of brick construction under a pitch-tiled roof offers spacious three-bedroom accommodation and is in need of complete updating and modernisation throughout. The property offers potential for extension into the loft space and to the rear. Our research also indicates that other units in the road have been converted into flats and therefore the same potential exists for this property. These matters are of course subject to any necessary planning consent being obtained. The property is sold with the benefit of full vacant possession.



LOCATION

The London Borough of Ealing is located within Greater London. Main industries in the borough include distribution, education, health, hotels and catering. Nearby major roads include M4, A40, M25, and M40 with Heathrow international airport located approximately 8 miles to the south west of the borough. The area is served by the Central, Piccadilly and District lines, as well as numerous bus connections and a main line service into London Paddington. Grove Avenue is situated off Cuckoo Lane and runs parallel with Greenford Avenue close to the Brent Valley Golf Course. Hanwell main line station is within half a mile.

ACCOMODATION

Entrance hall, living room 13' 9" x 13' 3", dining room 11' 8" x 11' 5", kitchen 10' 3" x 6' 9", first floor landing, bedroom one 17' 8" x 13' 8", bedroom two 11' x 9' 3", bedroom three 10' 8" x 9' 2", rear garden of approx 40'.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Council Tax Band: E

POPULATION & EMPLOYMENT

The London Borough of Ealing has an estimated urban population of 300,000 with an approximate 72% employment rate.

VENDORS SOLICITORS

Lisa Haylock
Dickinson Dees Solicitors
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NE1 2HF

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VIEWING TIMES

29th October 2007 @ 10am
1st November 2007 @ 3pm
6th November 2007 @ 10am
8th November 2007 @ 12pm