

Lot 9

49 King Edwards Gardens, Acton, London W3 9RF

GUIDE PRICE: £750,000



**SUBSTANTIAL SEMI-DETACHED PROPERTY
WITH INVESTMENT/ DEVELOPMENT
POTENTIAL**

This substantial square bayed semi-detached house offers an excellent investment opportunity. The property consists of a self-contained studio flat on the attic floor together with a separate studio unit in the rear garden. The property in the past has been let on a room by room basis with shared facilities although it is now being sold with the benefit of full vacant possession. The property is situated in a popular tree-lined road on the south side of the Uxbridge Road close to the junction of Gunnersbury Lane, approximately ¼ mile from Ealing Common tube station.

ACCOMMODATION

Ground floor: one room, kitchen/diner

First floor: four rooms, bathroom/WC

Second floor: self-contained studio flat with kitchen area, bathroom/WC

Rear studio: studio room with kitchen, bathroom/WC

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Council Tax Band: Ground floor: E, Ground floor rear: C, First Floor: E

VENDOR'S SOLICITORS

Honey Dave

Vymans Solicitors

Vyman House

104 College Road

Harrow Middlesex HA1 1BQ

Tel 020 8427 9080

VIEWING TIMES

20/6, 27/6, 4/7 – all at 10.30am

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN