

LOT  
**7**

Land at r/o 117 Grove Avenue, Hanwell, London W7 3EX

**GUIDE PRICE £150,000\***

**SITE WITH PLANNING GRANTED FOR A SINGLE STOREY OFFICE/WORKSHOP**



This freehold site is situated in a popular location off Greenford Avenue, within easy reach of Hanwell Main Line that forms part of the new Elizabeth Line. A site of this nature rarely becomes available and as such is a unique opportunity. The area is well served by local bus routes and excellent road connections, including the A40 Western Avenue that connects to Central London, the M40 and M25 London Orbital Motorway. The site is accessed at the rear of a small modern development and has been granted planning permission under reference 220498FUL for the erection of a single storey office/workshop. There may of course be other possibilities to amend the planning although any intending purchaser should make their own enquiries in this regard. The site is sold with the benefit of vacant possession and will be of interest to developers, investment purchasers and builders/home workers looking for a private location to work from.



#### **ACCOMMODATION**

Site area approximately 45 sm

#### **TENURE**

Freehold

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

London Borough of Ealing

#### **VIEWING TIMES**

External viewing only. Please be courteous to neighbours.

**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN