

35 Balfour Road, Ealing, London W13 9TN

Guide Price £630,000*

TWO-BEDROOM TERRACED HOUSE IN NEED OF UPDATING THROUGHOUT



The property is situated in a popular location within walking distance of Northfields with its local shops and station as well as Boston Manor with its Piccadilly Line station. The house is also within very easy reach of Ealing Broadway with its shops, main and underground line station that also serves the Elizabeth Line. The area is well served by schools and bus services. Good road links are easily accessible including the A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway. The M4 and Heathrow London Airport are also easily accessible. The property is a two-bedroom bay fronted mid terraced period house that benefits from gas fired central heating and double glazing throughout. The house has an extension addition and an enclosed south facing garden to the rear with a further rear pedestrian access. This dwelling is in need of updating and modernisation throughout. There may be scope for further extension to the loft space, subject to obtaining any necessary consents that may be required. The location is popular and this house that is being sold with vacant possession will be of interest to investment buyers and owner occupiers.

ACCOMMODATION

Porch, Hall, Kitchen/Diner, Reception Room, Conservatory, WC, Landing, Bedroom One, Bedroom Two, Bathroom, Garden.

TENURE

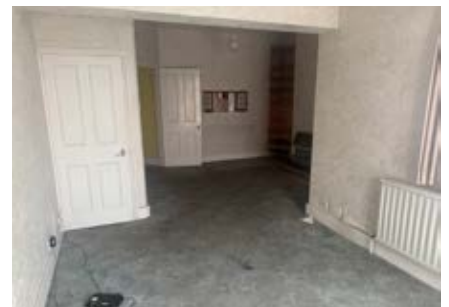
Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing
Council Tax Band E
EPC Band D

VIEWING TIMES

Tuesday 13th October @ 12 noon to 12.30pm
Tuesday 20th October @ 12 noon to 12.30pm
Thursday 22nd October @ 2pm – 2.30pm
OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN