

LOT  
**7**

9a Montpelier Avenue, Ealing,  
London W5 2XP

**Guide Price: £650,000\***

**Site with planning permission for  
a contemporary build and current  
investment income**



This plot of land located in a prime residential area of Ealing currently consists of a one-bedroom bungalow with rental income of £1,100pcm (£13,200pa). The current tenant is holding over on the original terms of a 12 month tenancy agreement. Planning permission, under Ref PP/2015/2624, was granted on 18th February 2016 to demolish the existing building and to construct a contemporary two storey, two bedroom dwelling, internal measurements being approximately 1875sq ft, with landscaped gardens and a car port with turning circle. Copies of the planning permission and architect drawings can be seen at the offices of the Auctioneers. The property will be of interest to developers and self-home builders.

#### **ACCOMMODATION**

**Existing building:** lounge, bathroom, kitchen, bedroom

**New building:** 2 storey, 2 bedroom contemporary house. The overall site area is approximately 1961sf (0.045 acres)

#### **TENURE**

Freehold

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

London Borough of Ealing 020 8825 5000

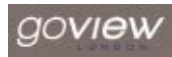
Council Tax Band (existing building): E

#### **VIEWING TIMES**

By appointment through the Joint Auctioneers

#### **JOINT AUCTIONEERS**

Go View, 24 Station Parade, Ealing W5 3LD 020 8579 0222



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN