

70 Violet Avenue, Hillingdon,  
Middlesex UB8 3PT

**Guide Price £400,000\***

### THREE BEDROOM MAISONETTE WITH PLANNING PERMISSION GRANTED



This interesting opportunity consists of a three bedroom first floor maisonette with investment income and potential for loft room subject to obtaining any necessary consent that may be required and a spacious plot to the side, that benefits from planning permission under reference 73222/APP/2019/1371 for the erection of a four bedroom detached dwelling. The property is well located close to Hillingdon Hospital and Stockley Business Park. Good road links serve the area including the M4, M25 and M40 motorway network. Uxbridge town centre with its multiple shopping facilities and Underground Station is within two miles. The maisonette is currently let on a 12 month Assured Shorthold Tenancy that ends in October 2019 at £1450pcm (£17,400pa). This lot will be of interest to investment buyers and developers.

#### ACCOMMODATION

First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Lounge, Kitchen, Bathroom, Large Garden and Parking. The plot at the side measures approximately 2867sf (0.065 acres).

#### TENURE

Leasehold approximately 95 years unexpired

#### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band C

#### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN