

LOT

6

12 North Common Road, Uxbridge,  
Middlesex UB8 1PD

**Guide Price £595,000\***

## **PERIOD COTTAGE WITH PLANNING GRANTED TO BUILD ADDITIONAL DWELLING ON SIDE**



This end of terrace cottage is situated in a premier location to the North of Uxbridge town centre that boasts its multiple shopping facilities, bus terminal and station (Metropolitan and Piccadilly Lines). The property is tucked away from Uxbridge Common and consists of a two bedroom end of terraced cottage with three reception rooms, that is in need of refurbishment and updating. There is a large area to the side that has planning granted under reference 7099/APP/2019/229 for the erection of a slightly larger dwelling that is in keeping with the existing property. This is an ideal opportunity for an investor or developer and is sold with vacant possession.

### **ACCOMMODATION**

Ground floor has Three Receptions, Kitchen, WC, First Floor has Two Bedrooms and Bathroom. There are spacious gardens.

**TENURE** Freehold

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

London Borough of Hillingdon 01895 250111  
Council Tax Band E

### **VIEWING TIMES**

By appointment through the Auctioneers Please note at present we cannot offer open viewing sessions. We will book a time slot for up to 8 people to view with social distancing measures in place and people entering one at a time only. This will mean that 1 family member per party or 1 business partner will be allowed to view to ensure other parties have an opportunity and it will be for named individuals only. Anyone not on the viewing sheet will not be given entry and will need to book another slot.

### **JOINT AUCTIONEERS**

Coopers 297 High Street, Uxbridge,  
Middlesex 01895 257566

**coopers**  
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