

89 Church Road, Hanwell, London W7 3BH

Guide Price £1,950,000*

DETACHED DWELLING CONVERTED INTO 8 SELF CONTAINED FLATS WITH GARAGES TO REAR



This detached corner sited dwelling is situated within a short walk of the Bunny Park and Hanwell Main Line Station, that forms part of the planned Crossrail Route. The building has been converted into eight self-contained flats (6 x one bedrooms and 2 x two bedrooms). Five of the flats are currently let on Assured Shorthold Tenancies whilst three flats have recently become vacant. The current income equates to £55,632pa although we are advised that when fully let, the property was producing £92,912 per annum. The property has been well maintained with split services and tax ratings. There is a car parking area to the rear with a pair of garages that may hold some future development potential, subject to obtaining any necessary consent that may be required. This is a prime investment property and will be of interest to investment buyers.

ACCOMMODATION

Flat A – Ground Floor Two Bedroom Flat, vacant. 72 sm. Flat B – Ground Floor Two Bedroom Flat, vacant. 60 sm. Flat C – First Floor One Bedroom Flat, vacant. 42 sm. Flat D – First Floor One Bedroom Flat. Let at £875pcm. 40 sm. Flat E – First Floor One Bedroom Flat Let at £1050pcm. 50 sm. Flat F – First Floor One Bedroom Flat. Let at £865pcm. 42 sm. Flat G – First Floor One

Bedroom Flat. Let at £816pcm. 30 sm. Flat H – First Floor One Bedroom Flat. Let at £1030pcm. 54 sm.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Flat A – Council Tax Band D, EPC Band D Flat B – Council Tax Band D, EPC Band D Flat C – Council Tax Band C, EPC Band C Flat D – Council Tax Band C, EPC Band C Flat E – Council Tax Band C, EPC Band C Flat F – Council Tax Band C, EPC Band E Flat G – Council Tax Band C, EPC Band D Flat H – Council Tax Band C, EPC Band E

VIEWING TIMES

29th June @ 12 noon

7th July @ 12 noon

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

JOINT AUCTIONEERS

Felix Accommodation (Ealing) Ltd, 28/29 The Broadway, Ealing W5 2NP
020 8579 2191

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN