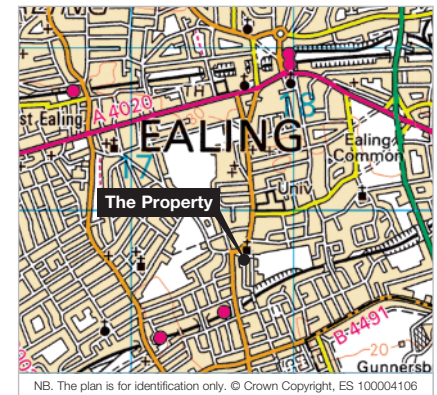


London W5

5 St Mary's Square, Ealing W5 4QX

- **A Freehold Three Storey Building**
- Well located between Ealing Broadway and South Ealing Stations
- Lammas Park is to the East
- Possible Development Potential subject to obtaining all necessary consents

Vacant Possession



To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Lock & Marlborough
(Ref: Simon Marlborough).
Tel: 020 8993 7231.
Email:
smarlborough@lockandmarlborough.co.uk

**VACANT – Freehold Building
Development Potential**



Tenure

Freehold.

Location

The property is situated on the southern end of St Mary's Square, to the south of its junction with St Mary's Road. The property is centrally located with access to a range of amenities. South Ealing Underground Station (Piccadilly Line) is less than a quarter of a mile to the south, whilst Ealing Broadway (Central and District Lines and Overground) is three quarters of a mile to the north.

Description

The property comprises a mid terrace building arranged over ground and two upper floors. The property is of historical note and has featured in BBC documentaries as the original dairy in the oldest part of Ealing. For the avoidance of doubt the property is not Listed.

Accommodation

Ground Floor – Double Reception Room, Three Further Rooms, Two Separate WCs (One with Shower), Integral Garage

First Floor – Four Rooms, Kitchen, Bathroom with WC/wash basin, Balcony

Second Floor – Three Rooms

Planning

Local Planning Authority: Ealing Council.

Tel: 020 8825 6600.

The property provides possible potential for residential redevelopment subject to all necessary consents being obtained.

Whilst the house is recorded as a single dwelling by the local authority, it has most recently been used as a House of Multiple Occupation (HMO). There is a letter dated 2003 from the council about the unauthorised conversion to five bedsits. However, there was never any reply from the then owner and the contents of the letter were never pursued by the council. Correspondence regarding this is available within the legal pack.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.