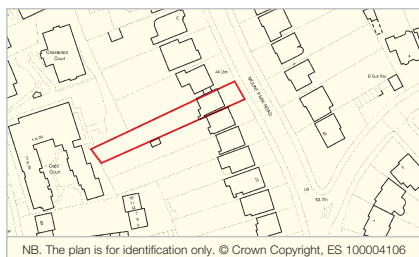


London W5

65 Mount Park Road, Ealing W5 2RU

- **A Freehold Detached Building**
- Currently arranged to provide 4 x Self-Contained Flats (2 x Studio, 1 x One Bedroom and 1 x Two Bedroom)
- Planning Permission for Conversion, Excavation and Extensions to provide Five Self-Contained Flats (1 x One Bedroom, 3 x Two Bedroom and 1 x Three Bedroom). GIA extending to 494.14 sq m (5,320 sq ft) in total
- Further Development Potential within the Rear Garden subject to obtaining all necessary consents
- Possible Potential for Reconfiguration to provide a Single Family House
- Generous Rear Garden extending to Approximately 60m (196ft)
- Site Area Approximately 0.087 Hectares (0.215 Acres)

Vacant Possession



To View

The property will be open for viewing every Wednesday and Friday between 11.00 – 12.00 a.m. and Saturday between 1.15 – 2.15 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Marshall Hatchick
(Ref: Mr. N Marshall).
Tel: 020 7935 3272.
Email: nicholas.marshall@marshallhatchick.co.uk

VACANT – Freehold Building and Site with Planning



Tenure

Freehold.

Location

The property is located on the west side of Mount Park Road, to the north of its junction with Park Hill on one of Ealing's premier residential roads. An extensive range of local shops, cafés and restaurants is available within walking distance and along The Broadway to the south. Ealing Broadway Rail and Underground (Central and District Lines) Stations are available approximately 0.5 miles to the south (Bond Street to Ealing Broadway journey time approximately 24 minutes by Central Line) and Crossrail (Elizabeth Line) services will also operate from the station, starting in December 2019. The open spaces of Montpelier Park are within a few minutes' walk of the property and the A4020 is to the south and provides access to Central London.

Description

The property comprises a detached building arranged over ground, first and second floors beneath a pitched roof. Internally, the property is arranged to provide four self-contained flats. Externally, there is off-street parking for several cars to the front and a generous garden to the rear, which extends to in excess of 60m (196ft). The property occupies a site which extends to approximately 0.087 hectares (0.215 acres).

Accommodation

A schedule of the existing Accommodation is set out below.

Flat	Floor	Accommodation
1	Ground	Reception Room, Bedroom, Kitchen, Bathroom
2	First	Reception Room/Kitchen, Bedroom, Bathroom, WC
3	First	Reception Room/Kitchen, Bedroom, Bathroom
4	Second	Reception Room, Two Bedrooms, Kitchen, Bathroom

Planning

Local Planning Authority: Ealing Council.
Tel: 0208 825 6600.

Planning permission was granted on the 7th October 2016 (ref: 162697FUL) for the 'conversion of residential property from four flats (2 x studio, 1 x one bedroom and 1 x two bedroom) into 5 residential flats (1 x one bedroom, 3 x two bedroom and 1 x three bedroom); part single part two storey rear extensions, rear and side roof extension including installation of two roof lights to front roof slope'.

Proposed Accommodation

Flat	Floor	Accommodation
1	Basement Ground	Two Bedrooms, En-Suite Bathroom and En-Suite WC Reception Room/Kitchen, WC GIA Approximately 117.31 sq m (1,263 sq ft)
2	Basement Ground	Two Bedrooms, En-Suite, WC Reception Room/Kitchen, WC, Private Terrace GIA Approximately 111.85 sq m (1,204 sq ft)
3	Basement	Reception Room/Kitchen, Bedroom, Bathroom, Private Terrace GIA Approximately 74 sq m (797 sq ft)
4	First	Reception Room/Kitchen, Three Bedrooms, En-Suite Bathroom, Bathroom GIA Approximately 113.40 sq m (1,221 sq ft)
5	Second	Reception Room/Kitchen, Two Bedrooms, Bathroom, En-Suite Bathroom GIA Approximately 77.58 sq m (835 sq ft)

Total Proposed Gross Internal Area Approximately 494.14 sq m (5,320 sq ft)

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.



LOT 37A