

LOT

**4**

By Order of the Executors

15 Sutherland Road, Ealing, London W13 0DX

**Guide Price £975,000\***

**SEMI DETACHED HOUSE IN NEED OF UPDATING AND IDEAL FOR DEVELOPMENT**



The property is situated in an excellent location off Argyle Road and within a short walk of West Ealing Main and Elizabeth Line Station. Ealing Broadway, with its major shopping facilities and underground and mainline station, is within two miles. The area is well served by schools, parks and local bus routes. Good road links are easily accessible including the A4, M4, A40, M40 and M25 London Orbital Motorway. Heathrow London Airport is within seven miles. The property is a period semi-detached dwelling offering spacious accommodation that includes four bedrooms. There is a room on the first floor currently utilised as a kitchen which would, in a family dwelling, be a fifth bedroom. The house has gas central heating and double glazing although it is in need of complete updating and modernisation throughout. There is a good sized rear garden and a spacious driveway that provides off street parking for at least four cars. The property offers scope for extension or conversion, subject to obtaining any necessary consent that may be required. The house has been subject to a Japanese Knotweed treatment plan that has been in place for a number of years and full details will be found in the legal pack. This house is sold with vacant possession and will be of interest to investment buyers and owner occupiers.



**ACCOMMODATION**

Entrance Hall, Three Reception Rooms, Bathroom, Separate WC, Kitchen, Utility Room, First Floor Landing, Four Bedrooms, Kitchen, Bathroom, Separate WC.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Band G

EPC pending

**VIEWING TIMES**

Monday 25th November @ 2 – 2.30pm

Thursday 28th November @ 2 – 2.30pm

Tuesday 3rd December @ 10:30 – 11am

Thursday 5th December @ 12 – 12.30pm

**OPEN SESSIONS – NO NEED TO CALL TO BOOK IN**



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN