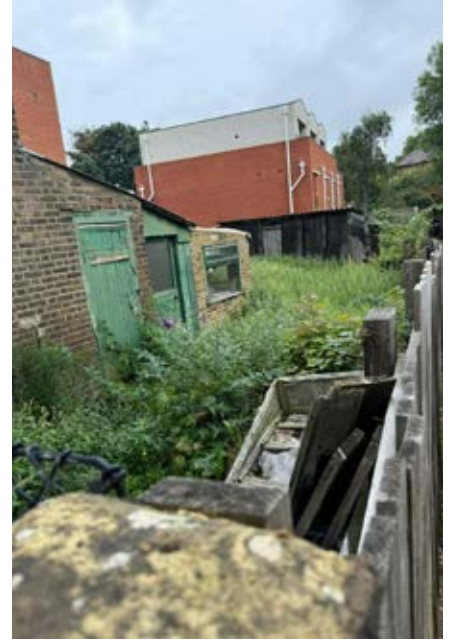


LOT  
**9**

12 Boston Road, Hanwell, London W7 3TR

**Guide Price £795,000\***

**SEMI DETACHED DWELLING WITH INVESTMENT INCOME AND PLANNING FOR DEVELOPMENT**



The property is located in a very popular location close to Uxbridge Road with its shopping facilities and bus connections. Hanwell Main Line Station, that forms part of the Elizabeth Line, is within half a mile. Ealing Broadway, with its main shopping centre and underground station, is within two miles. Good road links are easily accessible including the A40 that serves the M40, Central London and the M25 London Orbital Motorway. There is also easy access onto the A4 and M4 that serve Heathrow and The West. The area is well served by bus routes, local schools and recreational facilities. Boston Manor Piccadilly Line station is approximately one mile distant. The property is a two bedroom period semi detached house with gas fired central heating and double glazing, although it would benefit from some updating throughout. The property is currently let on an Assured Shorthold Tenancy for a term of one year from 1st July 2024 at a passing rent of £1550 pcm (£18,600 per annum) and the house is sold with the benefit of that income. Furthermore, planning has been granted under reference 242924FUL for conversion of the existing single family dwelling into 2 self contained flats with single storey side/rear extension; part first floor side extension, part first floor rear extension; construction of a single storey residential unit at the rear garden (in total 3 new residential units). Details of the planning can be found within the legal pack.



**ACCOMMODATION**

Hall, Reception, Kitchen, Landing, Bedroom One, Bedroom Two, Bathroom, Garden, Garage at Rear

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Band D

EPC Band D

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN