

LOT
9

By order of the Executors

28 Baronsmede, Ealing, London W5 4LT

Guide Price £850,000*

FOUR BEDROOM DETACHED DWELLING IN NEED OF UPDATING AND MODERNISATION THROUGHOUT



The property is situated in a popular location within easy reach of Ealing Broadway with its shops, and main and underground line station that forms part of the Elizabeth Line. Acton Town station serving the District and Piccadilly Lines is within walking distance as is Gunnersbury Park for recreational facilities. The area is well served by schools and bus services. Good road links are easily accessible including the A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway. The M4 and Heathrow London Airport are also easily accessed. Brentford is two miles to the south. The property is a detached dwelling offering four bedroom accommodation with two reception rooms. The house has an integral garage and own driveway providing off street parking. The dwelling does benefit from period style features such as oak wall cladding and stained glass windows. It also benefits from gas fired central heating. However, this dwelling is in a very poor state of repair and requires complete updating and modernisation throughout. There is a large garden with a sunny southerly aspect to the rear and a side pedestrian access. There may be scope for further extension subject to obtaining any necessary consents that may be required. The dwelling does include a ground floor cloakroom. This house is sold with vacant possession and will be of interest to investment buyers and owner occupiers. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**

ACCOMMODATION

Entrance Hall, Reception Room, Dining Room, Kitchen, Cloakroom, Garage, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom, Separate WC, South Facing Garden.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing
Council Tax Band G
EPC pending

VIEWING TIMES

Friday 21st March @ 11 – 11.30am
Saturday 29th March @ 11 – 11.30am
Wednesday 2nd April @ 11 – 11.30am

OPEN VIEWING SESSIONS – NO NEED TO CALL TO BOOK IN

