

LOT  
**16**

By Order of the Executors

7 Westfields Road, Acton, London W3 0AP

**Guide Price £495,000\***

**SEMI-DETACHED BUNGALOW IN NEED OF COMPLETE UPDATING**



This spacious semi-detached bungalow is situated in a popular road overlooking playing fields and being within walking distance of West Acton, Park Royal and North Acton Underground stations. The A40 Western Avenue is close at hand providing access into Central London and to the M40 and M25 London Orbital Motorway. The property sits on a large plot of approximately 421 sm (0.1 acres) and offers excellent scope for extension, subject to obtaining any necessary planning consent that may be required. The dwelling, that currently consists of two bedroom accommodation, is sold with full vacant possession. This lot will be of interest to investment buyers and owner/occupiers.



**ACCOMMODATION**

Entrance Hall, Bathroom, Bedroom One, Bedroom Two, Open Plan Lounge/Dining Room, Kitchen, Lean To.

**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SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN