



## SITUATION

Located near to Norwood Road within this popular west London suburb being a short walk from the various local shopping facilities in King Street and less than ½ mile from Southall Station (Elizabeth Line & GWR).

The **Sri Guru Singh Sabha Southall Temple** is just a few minutes' walk away and the **Charles House Wholesale Market** is approx. ½ mile distant.

In addition, Heathrow Airport is only approx. 6 ½ miles from the property. Southall lies approx. 11 miles west of central London and enjoys excellent road links via the M4 (Junction 3) and A40.

## PROPERTY

Comprising a mid terraced **8 Room House** on ground, first and second floors. **The property is in excellent decorative order** and includes:

- Fitted Kitchen
- Gas central heating / Megaflo system
- uPVC double glazing
- Rear Patio Garden

In addition, the property benefits from use of a gated rear footpath that leads to Hammond Road.

**Refer to the Auctioneers for the floor plans and the video tour of the property.**

**VAT is NOT applicable to this Lot**

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Room 1	12'10" × 10'8"
Room 2	11'1" × 9'0"
Room 3	13'3" × 11'4" plus ensuite shower/wc
Kitchen	15'3" × 13'6"

Separate WC

### First Floor

Room 4	14'2" × 10'11"
Room 5	11'0" × 9'0"
Room 6	16'4" × 9'5"

Bathroom/WC

### Second Floor

Room 7	12'10" × 10'5" plus ensuite shower/wc
Room 8	13'3" × 8'8" plus ensuite shower/wc

**Total GIA Approx. 1,438 sq ft**

## FREEHOLD offered with VACANT POSSESSION

**Note 1: Planning Permission was granted by Ealing Council on 28th April 2022 (now lapsed) for 'Conversion of existing dwellinghouse into 2 Self-Contained Flats; and associated external alterations' – Planning Ref: 220340FUL.**

**Refer to the Auctioneers for the Planning Documentation and Plans.**

**Note 2: The property may be suitable for change of use to an HMO, subject to obtaining the necessary consents.**

# Vacant 8 Room House with HMO Potential

The Surveyors dealing with this property are  
**Steven Grossman and John Barnett**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Lawrence Stephens  
Tel: 020 7936 8888 Ref: Hafsa Umarji  
Email: humarji@lawstep.co.uk

**Kitchen**



**View from Rear of Property**



**Sri Guru Singh  
Sabha Southall  
Temple**

**Rear Patio Garden**

