

## 78-80 NORTHFIELDS AVENUE EALING

Ground floor 1,575 sq ft. Upper floor 1,500 sq ft approx.



### ADDRESS

78-80 Northfields Avenue  
Ealing  
W13 9RR

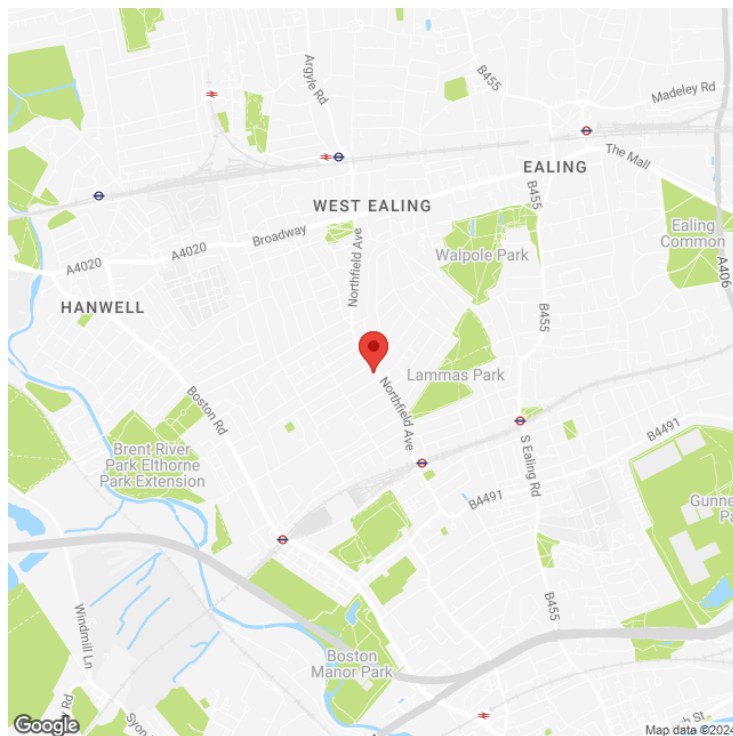
### DESCRIPTION

#### **Commercial & Residential Property For Sale.**

The property is located on Northside Avenue in the London Borough of Ealing. Local transport links are available nearby with Northfields station (Piccadilly Line) and West Ealing station (National Rail).

The ground floor of 78-80 Northfields Avenue is a former bank, built in 1927 of Portland stone. The unit has since been converted to a restaurant. The flats total 1,500 sq ft and are accessed at the rear of the building. There is potential to increase the amount of residential space, subject to planning.

Dated: 18/10/2024



## SPECIFICATION

The commercial unit benefits from two entrances, a bar and restaurant area, a floor to ceiling height of over 14.5 ft., male & female WCs, stores, cellar and rear access

Flat 1 has 3 bedrooms (one en-suite), reception room, kitchen, bathroom, study and a terrace.

Flat 2 is a studio flat with a kitchen, bathroom and a terrace.

Both flats are accessed at the rear of the building.

EPC rating B27

**Tenure** The tenant on the ground floor is holding over and paying a rent of £27,000 per annum exclusive. The flats are held on Assured Shorthold Tenancies

**Price** On application

**Service Charge** N/A

**Rates** Commercial unit RV £33,750. The flats are in Council Tax Band A & C respectively

**Size** Ground floor 1,575 sq ft. Upper floor 1,500 sq ft approx.

## CONTACT

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