

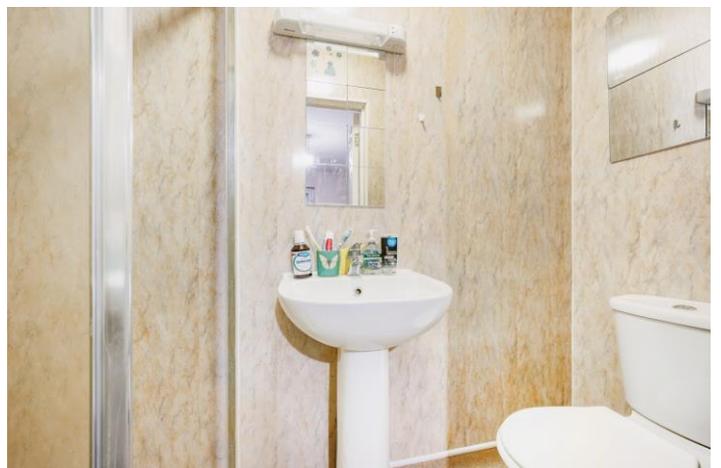


## Offers Over £950,000 Seaford Road, West Ealing, W13



- 5 Bedroom
- End Of Terrace
- Strong Rental Yield
- Double Garage
- Almost 2,000 Sq Ft
- Chain Free

Fantastic opportunity for an investor or professional landlord. A 5 bedroom, 5 reception, 6 shower room, end of terrace house with full HMO licence, with courtyard and double garage. Benefitting from the possibility of converting the double garage subject to the relevant planning permissions and chain free. Seaford Road is a fantastic location, within walking distance of West Ealing Station (Crossrail) and Northfields Station (Piccadilly line), ideal for bus routes and road networks and close to buzzing Northfield Avenue with its popular, shops, bars and restaurants.

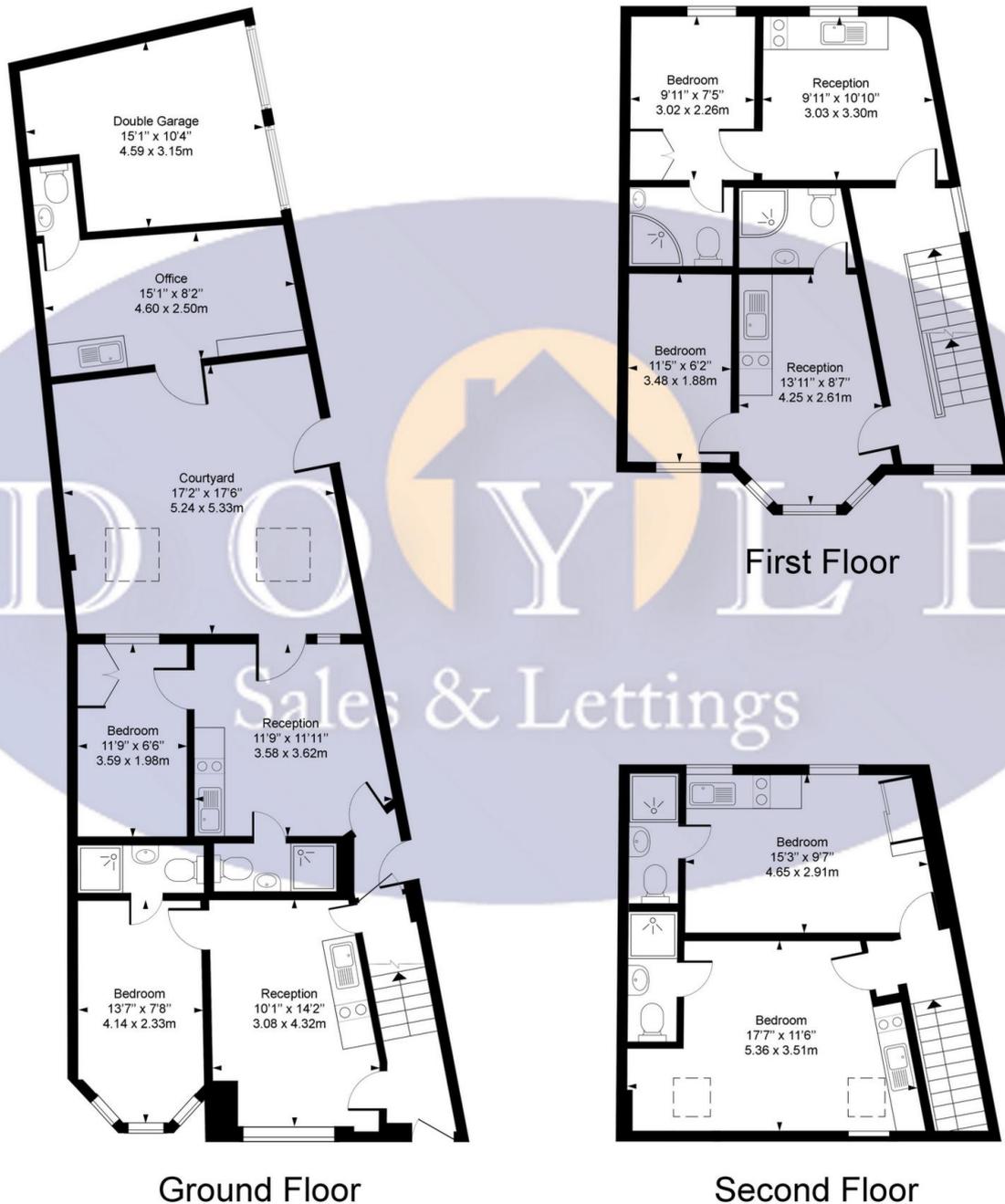


# Seaford Road, W13 9HU



Approx. Gross Internal Area Excluding Garage 1992 sq ft / 185.05 sq m

Approx. Gross Internal Area Including Garage 2148.3 sq ft / 199.59 sq m



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, search, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://www.doylesalesandlettings.co.uk)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating E

