

## 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

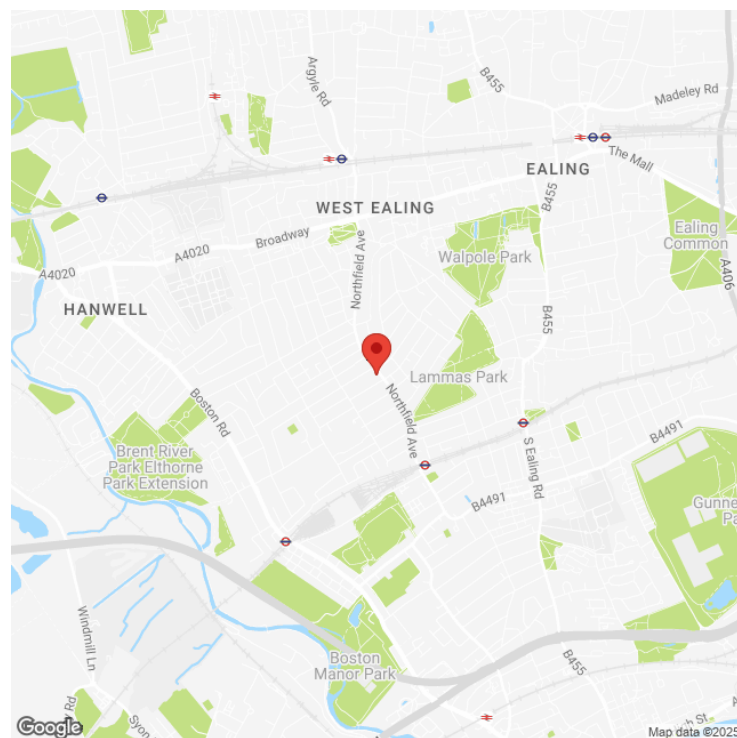
### DESCRIPTION

#### 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: 02/08/2025



## 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

**Niall Christian**

BSc MRICS

**T** 0208 332 4591

**M** 0778 0678 684

**E** niall.christian@michaelrogers.co.uk

**Mike Lewis**

FRICS

**T** 01732 227902

**M** 07889 361427

**E** mike.lewis@michaelrogers.co.uk

Dated: 02/08/2025

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ