

**1 Hillcrest Road
Ealing
W5 2JL**



Potential Residential Development

FOR SALE

From 8,587 sq.ft (797.75 sq.m) approx.

020 8332 7788

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ
www.michaelrogers.co.uk

Summary

- Imposing detached self-contained residential property.
- Substantial grounds and views across Hanger Hill Park.
- Accommodation over three floors.
- Indoor swimming pool, sauna and jacuzzi.
- 84 ft front garden and 118 ft rear garden.
- Garage.

Location

Situated in a premier location on the brow of Hanger Hill, opposite Hanger Hill Park and near to St Augustine's Priory school. Other local schools include Montpelier Primary, St Benedict's and Notting Hill & Ealing High.

Conveniently located with access to Hanger Lane station (approx. 0.6 miles) and Ealing Broadway station (approx. 0.7 miles) with forthcoming Crossrail Link connection & town centre. Road connections include the M4 & M40 motorways and A40 & North Circular Road.

The Property

- Vestibule entrance hall.
- Cloakroom.
- 3 reception rooms.
- Kitchen.
- Utility room.
- Cellar.
- 8 bedrooms.
- 6 bathrooms.
- Separate annexe.
- Pump house.
- Plant room.
- Study.
- Front garden of approx. 84 feet. Approx 118 foot south-facing rear lawned garden.
- Garage with private drive-in.
- Extra land at the side is included.

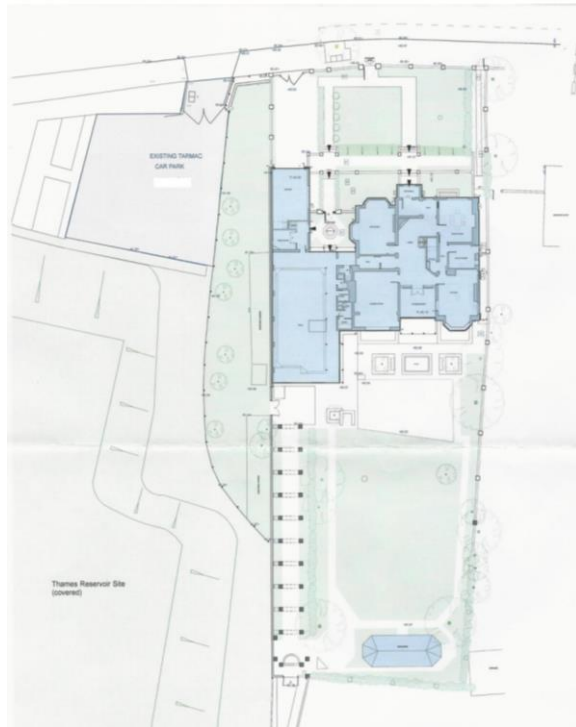
Planning potential

We understand that a scheme was drawn for development for 26 (1, 2, & 3 bedroom) apartments.

Energy Performance Certificate

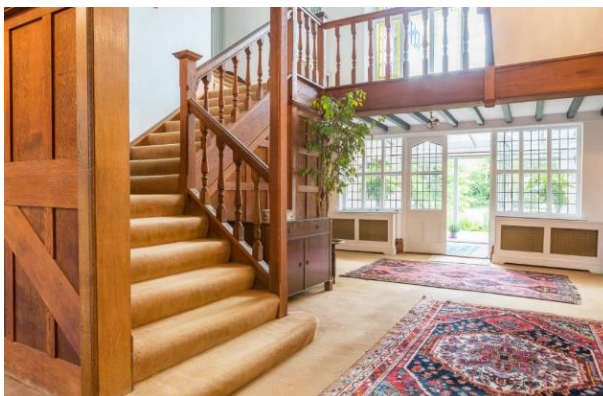
EPC Rating = D





Terms
Freehold with vacant possession.

Price
Upon application





Legal Costs

Each party to cover their own legal costs.

Anti Money Laundering

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Compliance

In accordance with legislation, identification and anti-money laundering checks will be carried out on prospective purchasers and tenants of the property.

Viewings

For further information please contact:

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Subject to Contract November 2022

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