

CROSSRAIL DEVELOPMENT  
OPPORTUNITY



WESTERN COURT WESTERN ROAD,  
SOUTHALL, MIDDLESEX, UB2 5HD

*Offers Over £250,000 Leasehold (999 years )*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

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EXISTING STREET VIEW ELEVATION A



PROPOSED STREET VIEW ELEVATION

## Description

Western Court, Western Road is an existing three-story block of 9 x 2 beds flats. Planning consent has been granted for a new third-floor airspace development consisting of 3 flats - 1 x 2 beds and 2 x 1 bedders. The two-bed flat is 64 sqm and one-bedders are 55 sqm each. Thus, consisting of a total sellable area of 174 sqm (1872 sqft). CIL: 0.

Existing 9 Flats are all sold off on long leases and not included in the sale

## Location

\* Just 10 mins walk to Cross Rail Station \*

Located close to the junction with Belmont Avenue 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 (Crossrail).

Southall lies approx. 11 miles west of central London and enjoys excellent road links via the M4 (Junction 3) and A40.

## Planning

Local Authority: Ealing Council - Planning has now been granted ref: 233575PANDF for... Construction of additional storey to accommodate 3no. self-contained residential units. (Prior Approval Application, under Part 20, Class A)

## Terms

Offers in excess of £250,000 are invited for the long leasehold (999 years) consideration with all development rights granted

Freehold available by separate negotiation with further development potential of the 12 garages to the rear

## Viewings

Contact sole agents

Christopher St James 020 8296 1270

## THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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