

OFF-MARKET 3-BED TERRACED HOME IN EALING BROADWAY

<https://palaceauctions.com>

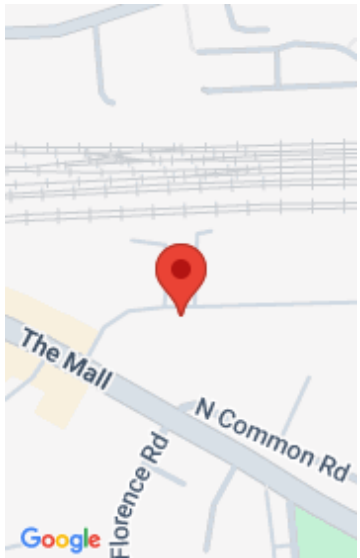
2C Hamilton Road,
London W5 2EQ, UK



Key Takeaways:

- Freehold 3-bed terraced home, W5 2EQ, steps from Ealing Broadway Station.
- Guide price £950,000 (negotiable for cash buyers).
- Private south-facing garden, integrated garage, three floors of living space.
- Major upside: loft & rear extensions (STPP), HMO conversion (STPP), garage conversion.
- Current gross yield ~3.07% (net 2.31%); HMO conversion [...]

- houses
- house, off market property
- for sale off market



Category

Apartments: no
Off market property: yes
House: yes
Investment property: yes
Commercial property: no
Other Real estate: no
Value add opportunity: yes

Land: no
Land with Development: no
HMO investment: yes
Hotels and apartment hotels: no
Mixed commercial and Resi: no
Below Market value: yes

Description

Refer to Terms & Conditions: Array

Amenities & Features

Features: • 3 double bedrooms across three floors, • HMO conversion for professional sharers (STPP), • Immediate ROI from light refurbishment; longer-term uplift via development, • Integrated garage (ideal for conversion) ☐, • Potential for six-bed conversion via loft & rear extensions (STPP), • Precedents at 7 Curzon Rd & 34 Creffield Rd support extensions, • Private south-facing garden ☐, • Strong rental demand; capital growth in W5 postcode

