

Property Client Full

584 Nottinghill Road, London, Ontario N6K 1R4

Listing

[584 Nottinghill Rd London](#)

Active / Residential Freehold / Detached

MLS®#: **X12737142**

List Price: **\$399,900**

New Listing

Middlesex/London South/South M



Tax Amt/Yr: **\$4,325.00/2025** Transaction: **Sale**
SPIS: **No** DOM: **2**
Legal Desc: **LT 90 PL 979 S/T 290166 LONDON/WESTMINSTER**

Style: **Sidesplit** Rooms Rooms+: **6+4**
Fractional Ownership: **BR BR+: 4(3+1)**
Assignment: **Baths (F+H): 2(2+0)**
Link: **No** SF Range: **1100-1500**
Stores: **SF Source: Owner**
Lot Irreg: **Lot Acres: < 0.50**
Lot Front: **60.13** Fronting On: **E**
Lot Depth: **123.00**
Lot Size Code: **Feet**
Zoning: **Residential**
Dir/Cross St: **Wonderland and village green**

Next OH: **Member: Sat Feb 7, 2:00PM-4:00PM**

PIN #: **084380029** ARN #: **393607035095900** Contact After Exp: **Yes**
Holdover: **60**
Possession: **30 days** Possession Date:

Kitch Kitch + Island YN: 1 (1+0)	Exterior: Brick, Vinyl Siding	Utilities: Gas, Hydro, Sewers, Cable
Fam Rm: No	Garage: Yes	Water: Municipal
Basement: Yes/Full	Gar/Gar Spcs: Attached Garage/1.0	Water Supply Type: Yes
Fireplace/Stv: Yes	Drive Pk Spcs: 2.00	Water Meter: Yes
Fireplace Feat: Wood	Tot Pk Spcs: 3.00	Waterfront Feat: Waterfront Struc:
Interior Feat: Separate Heating Controls	Pool: None	Well Capacity: Well Depth:
Heat: Forced Air	Room Size: Room Size:	Sewers: Municipal
Heat Source: Gas	Rural Services: Security Feat:	Special Desig: Unknown
A/C: Yes/Central Air		Farm Features: Winterized:
Central Vac: No		
Apx Age: 51-99		
Property Feat: Asphalt Shingle		
Roof: Concrete		
Foundation: Concrete		
Soil Type: Waterfront Y/N: No	Waterfront: None	
Waterfront Y/N: No	Easements/Restr: Dev Charges Paid:	HST App To SP: Included In
Water Struct: Lot Shape: Pie		Lot Size Source: GeoWarehouse
Under Contract: Remarks/Directions		
View: Remarks/Directions		

Client Rmks: **Fantastic opportunity for investors, first time buyers or anyone looking for a fantastic deal in Westmount. House is being sold by auction by North American Auctioneers in as is where is condition unconditional cash sale. Online bidding starts February 8th and will close February 17th 7 pm. Contact listing agent for bidders package or more information.**

Inclusions: **Fridge, Dishwasher, Washer, Dryer, Stove**

Listing Contracted With: **ANCHOR REALTY 519-672-6604**

Prepared By: **DINA CORREIA, Administrator**

Date Prepared: **01/30/2026**

Rooms

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Room	Level	Dimensions (Metric)	Dimensions (Imperial)	Bathroom Pieces	Features
Dining Room	Main	12 M X 10.6 M	39.37 Ft x 34.77 Ft		
Living Room	Main	12.3 M X 17 M	40.35 Ft x 55.77 Ft		
Kitchen	Main	11.7 M X 10.4 M	38.38 Ft x 34.12 Ft		
Bedroom	Second	12.6 M X 15 M	41.33 Ft x 49.21 Ft		
Bedroom	Second	11 M X 10.5 M	36.08 Ft x 34.44 Ft		
Bedroom	Second	10 M X 10.5 M	32.80 Ft x 34.44 Ft		
Recreation	Lower	10.5 M X 18.5 M	34.44 Ft x 60.69 Ft		
Bedroom	Lower	12 M X 13 M	39.37 Ft x 42.65 Ft		
Laundry	Basement	10 M X 8.2 M	32.80 Ft x 26.90 Ft		
Den	Basement	12.7 M X 22.8 M	41.66 Ft x 74.80 Ft		
Bathroom	Second			4	
Bathroom	Lower			3	