

# Lot 11

30 Gunnersbury Lane, Acton,  
London W3 8EE

**GUIDE PRICE: £550,000**



**FULLY LICENCED HMO ARRANGED AS SIX  
BED SITS**

This older style centre terraced property is situated in a popular location within walking distance of Acton Town Underground Station and also Acton High Street with its shopping and travel connections. The property is fully licenced as an HMO and is arranged as six separate bedsits all let out and producing a total income of £46,360 pa as follows: – Room 1 £145 pw, Room 2 £115 pw, Room 3 £830 pcm, Room 4 £140 pw, Room 5 £115 pw and Room 6 £185 pw. The property is sold with the benefit of this ongoing income. The property is presented in good decorative order and benefits from gas-fired central heating and is mainly double glazed.

### ACCOMMODATION

Entrance hall, studio one 14'3" x 12'9" with shower room, studio two 12' x 10'9", communal kitchen 7' x 7'6", bathroom/WC, studio three 20'9" x 11'9" with shower room, first floor landing, communal shower room and separate WC, studio four 14'3" x 11'9" with shower room, studio five 12'3" x 10'9", studio six 20'9" x 11'9" with shower room

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

### VENDOR'S SOLICITORS

Tony Lancaster, Lancasters, 486 Chiswick High Road,  
Chiswick W4 5ST  
020 8742 1314

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN