

# Lot 14

104 East Lane, Wembley,  
Middlesex HA0 3NJ  
**GUIDE PRICE: £125,000**



**GROUND FLOOR TWO BEDROOM  
MAISONETTE IN NEED OF UPDATING**

This ground floor spacious two bedroom maisonette benefits from double glazing, electric heating and its own private garden, although it does require a certain amount of updating. The property is currently let on a 6 month Assured Shorthold Tenancy Agreement from 27/8/11 at a rent of £950 pcm (£11,400 pa) and is being sold with the benefit of this investment income. The property is perfectly situated being 100 yards from North Wembley station and within easy reach of Wembley town centre.

### **ACCOMMODATION**

Entrance hall, living room 14'10" x 10'3", kitchen 8'2" x 7'3", bathroom 7'2", x 5'1", bedroom one 12'2" x 11'5", bedroom two 9'8" x 5'8", own private enclosed rear garden

### **TENURE**

Leasehold – 99 years from 20 October 1967

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Brent 020 8937 1200  
Council Tax Band: C

### **VENDOR'S SOLICITORS**

Caroline Wilton, Heald Solicitors, Ashton House,  
471 Silbury Boulevard, Central Milton Keynes MK9 2AH  
01908 662277

### **VIEWING TIMES**

By appointment through the Auctioneers

### **JOINT AUCTIONEERS**



Ashfield Estates, 145 Harrowdene Road, Wembley,  
Middlesex HA0 2JH 020 8908 3377

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN