

# Lot 13

45 Mayfield Close, Hillingdon,  
Middlesex UB10 0DU

**GUIDE PRICE: £240,000**



**MID TERRACED TOWN HOUSE WITH  
INVESTMENT INCOME**

This mid terraced property consists of 6 bedroom accommodation with a spacious kitchen/diner and is currently let to students from the local Brunel University at a gross rental of £2,465 pcm (£29,580 pa) inclusive of bills. We understand that this nets down to a figure in the region of £26,400 after the deductions. The gross rent quoted includes bills such as gas, electric and water and also a TV, telephone and broadband package. The property is presented in very good decorative order and benefits from gas-fired central heating. We understand that the current tenancy expires in June and that there is another group of students looking to take occupation on the same terms. The property also benefits from an HMO licence.

#### **ACCOMMODATION**

Six bedrooms, large kitchen/diner, bathroom, shower room

#### **TENURE**

Freehold

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

London Borough of Hillingdon 01895 250111  
Council Tax Band: D

#### **VENDORS SOLICITORS**

Gerald Grisby  
David Barney & Co Solicitors  
Equity House  
31a Queensway  
Stevenage SG1 1DA  
01438 314281

#### **VIEWING TIMES**

By appointment through the Auctioneers