

**Lot 36**

**119 Queens Road, Southall,  
Middlesex UB2 5AZ**

**GUIDE PRICE: £195,000**



**CENTRE TERRACED HOUSE WITH HMO  
LICENCE AND GUARANTEED RENTAL  
INCOME**

This centre terraced property benefits from a full HMO licence and is currently let on a guaranteed rent scheme until 15 June 2011 at a rent of £1050 pcm (£12,600 pa). The property is sold with the benefit of this income and further benefits from gas-central heating and double-glazing, offering an ideal investment purchase.

**ACCOMMODATION**

Entrance hall, room one 13'2 x 10', room two 11'8 x 7'5, kitchen 11'1 x 9'5, bathroom/WC, first floor landing, bedroom one 13'7 x 11'4, bedroom two 12'3 x 8'4, bedroom three 10'5 x 8'11, gardens

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing Tel: 020 8825 5000  
Council Tax Band: C

**VENDORS SOLICITORS**

Mr K Dhaliwal  
Simon & Co,  
28 South Road,  
Southall,  
Middlesex UB1 1RR  
Tel: 020 8813 6061

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN