

## Lot 3

79a Greenford Avenue, Hanwell,  
London W7 1LJ

GUIDE PRICE: £110,000 PLUS



SPACIOUS TWO BEDROOM FLAT  
PRODUCING £9,600 PA

This refurbished ground floor flat offers spacious two bedroom accommodation and benefits from gas-fired central heating, mainly double glazed windows and parking area. The property is currently let on an Assured Shorthold Tenancy from 11 June 2009 for a 12 month term at a rent of £800 pcm (£9,600 PA) and is sold with the benefit of that investment income. The property is approached via a secure slip road and within walking distance of Hanwell Mainline Station and also within easy reach of Ealing Broadway Town Centre. The property will be of interest to investment purchasers.

### ACCOMMODATION

Living room 13'6 x 11', bedroom one 12'9 x 11'9, bedroom two 11'6 x 9', kitchen 9'9 x 9', bathroom/WC, covered rear yard with parking

### TENURE

Leasehold: 999 years from 25th October 2005  
Ground Rent: peppercorn

### LOCAL AUTHORITY & TAX RATING

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

### VENDORS SOLICITORS

Prince Evans, Craven House, 40-44 Uxbridge Road, Ealing,  
W5 2BS  
020 8567 3477

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN