

# Lot 8

BY ORDER OF THE BENEFICIARIES

65 Falcon House, Gurnell Grove  
Ealing W13 0AE

**GUIDE PRICE: £50,000**



## VACANT STUDIO FLAT IDEAL FOR INVESTMENT

This studio apartment is presented in reasonable decorative order throughout and benefits from gas-fired central heating, double-glazing, security entry phone system and lift access. The property is located on the 10th floor of this block that is well situated for access to the A40 and Ealing Broadway. Gurnell Grove is located off Ruislip Road East opposite Gurnell Grove Leisure Centre. The property is sold with vacant possession. The property offers excellent potential for an investment purchase.

### ACCOMMODATION

Studio room 17'6 x 10'1 max narrowing to 7'1, kitchen 11' x 6', bathroom.

### TENURE

Leasehold: 130 years from 1/1/1981

Ground Rent: £10

### VENDORS SOLICITORS

Mr Tuffill

Burnand Brazier Tisdall

4/5 Aldsworth Parade

Goring-by-Sea

West Sussex

BN12 4UA

01903 502155

### VIEWING TIMES

2/10, 7/10, 9/10 14/10 all at 11am

STARTING BID

NOTES

FINAL BID

SOLD

UNSOLD

SOLD PRIOR

WITHDRAWN