

Lot 17

35c Hamilton Road, Brentford,
Middlesex, TW8 0QE

GUIDE PRICE: £200,000



TOP FLOOR TWO BEDROOM FLAT WITH INVESTMENT INCOME

This top floor conversion flat offers two-bedroom accommodation with lounge, kitchen and bathroom, offering approx 506 sq ft of accommodation. The property is double-glazed and is being sold with the benefit of income on an Assured Shorthold Tenancy that commenced on 30th November 2007 for a 6-month term at £900 pcm (£10,800 pa). There is the possibility to extend this flat into the loft space subject to obtaining the freeholder's and any necessary planning consent. Hamilton Road is located off Windmill Road within a few minutes walk of Brentford Mainline Station.

ACCOMMODATION

Living room 12'2 x 8'10, kitchen 12'2 x 6'5, bathroom, bedroom one 10' x 8'4, bedroom 10'6 x 8'10.

TENURE

Leasehold: 99 years from 15 December 2006

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow: 020 8583 2000
Council Tax Band: C

VENDORS SOLICITORS

Mr S Viring
Shergill & Co Solicitors,
22 Bath Road, Hounslow, Middlesex, TW3 3EB
020 8570 2323

VIEWING TIMES

By appointment through the Auctioneers.



STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■