

# Lot 1

8 Littlefield Court, Zealand Avenue,  
HARMONDSWORTH, Middlesex UB7 0BN

**GUIDE PRICE: £140,000 PLUS**



## GROUND FLOOR TWO BEDROOM MAISONETTE WITH GUARANTEED RENTAL INCOME

This spacious ground floor maisonette offers two double bedroom accommodation along with own gardens and garage to block. The property is presented in good decorative order throughout and also benefits from gas fired central heating, secondary glazing and part double glazing. The property is being sold as an investment with the benefit of a guaranteed rent scheme tenancy to London Borough of Hillingdon. The tenancy was renewed on 10th January 2007 for a period of two years at an annual rent of £8640. This expiring on 9th January 2009. The garage has been excluded from the tenancy and therefore could be rented separately to enhance the income.

### LOCATION

Harmondsworth is located approximately four miles south of Uxbridge. Main industries include manufacturing and public services.

Major roads nearby include the M3, M25, A4 and M4 motorways with Heathrow Airport and other local villages approximately 2 miles distant. The town of West Drayton is approximately 2 miles to the north with its main line station connecting to London Paddington.

Hounslow and Hayes are also within a similar proximity.

### ACCOMMODATION

Entrance hall, Living room, Kitchen, Bedroom 1, Bedroom 2, Bathroom, Garage in block, Own Gardens to front and rear.

### TENURE

Leasehold 999 years commencing from 29/09/1958.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon: 01895 250111  
Council Tax Band: C.

### POPULATION & EMPLOYMENT

Last released figures show an urban population in the borough of 242,755 with a 72% employment rate.

### VENDORS SOLICITORS

Mr.M.Axler  
Wentworth Solicitors  
2 Crossways  
London Road  
Sunningdale  
Ascot SL5 0PL  
01344 626700

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■