

# Lot 16

1368, 1368a & 1368b Greenford  
Road, Greenford UB6 0HL  
**GUIDE PRICE: £380,000**



**THREE RESIDENTIAL FLATS PRODUCING  
INVESTMENT INCOME**

This investment property consists of two x 1 bedroom and one x 2 bedroom flats located above commercial premises on the Greenford Road. The property is situated opposite the new Greenford student campus that is due to open circa October 2012. Each flat is presented in very good order throughout and are all rented under Assured Shorthold Tenancies. The property is sold with the benefit of the on-going investment income and is currently generating £31,500 pa.

## ACCOMMODATION

1368 – one bedroom flat producing £850 pcm (£10,200 pa)  
1368a – one bedroom flat producing £850 pcm (£10,200 pa)  
1368b – two bedroom flat producing £950 pcm (£11,400 pa)  
Total income: £31,800 pa

## TENURE

Leasehold – a brand 99 year lease with ground rent of £150 pa will be granted for each flat from completion

## LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000  
Council Tax Band: all flats B

## VENDORS SOLICITORS

Graham Sharpe, Sharpe & Co, Sherbourne House  
23-25 Northolt Road, South Harrow HA2 0HL  
020 8422 4555

## VIEWING TIMES

By appointment through the Auctioneers

## JOINT AUCTIONEERS

Brendons, 104 Pitshanger Lane, Ealing W5 1QX  
020 8998 6500



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN