

Lot 4

By order of Grainger PLC

Ground Floor Flat, 12 Kathleen Avenue, London W3 0NG

GUIDE PRICE: £180,000



**ONE BEDROOM FLAT IN NEED OF UPDATING
WITH DETACHED GARAGE AND OWN
GARDEN**

This ground floor one bedroom conversion flat is situated off Allan Way that in turn connects to the A40 Western Avenue. The property offers one bedroom accommodation and is in need of modernisation throughout. The property does benefit from double glazing and also has a spacious West facing rear garden of approximately 50' and also a detached brick built garage to the side for sole use of this flat. There may be potential for extension to this flat subject to obtaining any necessary planning permission and freeholders consents that may be required. The property is sold with the benefit of vacant possession.

ACCOMMODATION

Entrance hall, living room, bedroom, kitchen, bathroom, 50' west facing garden, detached garage

TENURE Leasehold. 125 years from 10th October 1997, Ground rent £50pa

LOCAL AUTHORITY & TAX RATING

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

VENDOR'S SOLICITORS

Michael Whitworth,
DWF, Bridgewater Place,
Water Lane,
Leeds,
LS11 5DY,
0113 261 6000

VIEWING TIMES

13/6 @ 12.15pm, 18/6 @ 12.45pm,
22/6 @ 12.15pm, 28/6 @ 12.45pm

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STARTING BID

FINAL BID

NOTES

SOLD **UNSOLD** **SOLD PRIOR** **WITHDRAWN**