

## Lot 5

168a Western Road, Southall,  
Middlesex UB2 5ED  
**GUIDE PRICE: £120,000**



**SPACIOUS SPLIT LEVEL FLAT IDEAL FOR  
INVESTMENT**

This spacious split level flat benefits from double glazing and gas fired central heating and offers generous living accommodation. The property is in need of some updating and is let on an Assured Shorthold Tenancy for a 12 month term from 1st April 2014, at £1150 per calendar month (£13800pa). The flat currently consists of two/three bedroom accommodation and is located to the South of Southall Broadway with its shopping facilities and mainline station that connects to London Paddington and the West. This property does has its own front entrance and will be of interest to investment purchasers.

### ACCOMMODATION

First floor landing, two rooms, kitchen and bathroom, second floor landing, two intercommunicating rooms and further shower room.

### TENURE

Leasehold - 125 years from 24th January 2013  
Ground Rent: Peppercorn

### LOCAL AUTHORITY & TAX RATING

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

### VIEWING TIMES

Weds 2/7, Weds 9/7, Weds 16/7 - all at 12 noon

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN