

## Lot 3

42 Albert Road, Yiewsley,  
Middlesex UB7 8ER

\***GUIDE PRICE: £5,000**



### FREEHOLD GROUND RENT INVESTMENT

This freehold ground rent investment consists of a turn of the century semi detached dwelling that has been converted into a pair of self contained flats. The flat at number 42 is held on a lease of 99 years from 2006 at an annual ground rent of £100. The flat at 42a is held on leased of 189 years from 1983 at a ground rent of £50 per annum. The property previously in 2002 had planning permission to convert the basement into a self contained one bedroom flat under planning reference 30662/APP/2002/2783. This permission has expired and whilst a renewal application has been refused, there may be scope to pursue this or any other application by the new purchaser. Albert Road is situated parallel to Yiewsley High Street, within a quarter of a mile of West Drayton Main Line Station. We understand that the tenants have not exercised their rights to purchase.

#### ACCOMMODATION

Two self contained flats.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Bands: Both flats are rated Band B

#### VIEWING TIMES

External viewing only.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN