

LOT
15

35/35a St Crispins Close, Southall,
Middlesex UB1 2UH

Guide Price: £425,000*

**EXTENDED INVESTMENT PROPERTY
CONSISTING OF HOUSE AND SELF
CONTAINED FLAT**



This interesting investment opportunity consists of an extended semi-detached house offering four bedroom accommodation with an additional two bedroom flat and a garage/yard to rear. The property is situated in a cul-de-sac within close proximity of Southall Town Centre and main line station that connects to London Paddington and the West. The station also forms part of the Crossrail route. The house is currently let on an Assured Shorthold Tenancy at £1600 pcm (£19200 pa) and the flat is currently let on an AST at £900 pcm (£10,800 pa), thus the overall income is currently £30,000 pa. The property is sold with the benefit of this income and will therefore be of interest to investment purchasers.

ACCOMMODATION

HOUSE - Hall, Through Lounge, Kitchen/Diner, Utility, First Floor Landing, Master Bedroom Ensuite, Three Further Bedrooms, Bathroom. FLAT - Open Plan Kitchen/Lounge, Bathroom, Bedroom One, Bedroom Two. OUTSIDE - Gardens and Detached Garage with Car Port.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing
0208 825 5000
Council Tax For House Band D
Council Tax for Flat Band C

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Woodend Estates, 1 Byron Parade, Uxbridge Road, Hillingdon
020 8573 7200

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN