

LOT
13

By Order of the Beneficiaries

25 Hastings Road, Ealing,
London W13 8QH

Guide Price: £1,600,000*

**FREEHOLD HOUSE OF 5 FLATS WITH
INVESTMENT INCOME**



This imposing house has recently been converted into five flats offering two one-bedroom flats with sole use of rear gardens, two one-bedroom first floor flats and one studio flat, all with a share of freehold. The property is located just off Uxbridge Road, moments from West Ealing mainline station and Ealing Broadway that will be transformed into a 'Crossrail' appointed station when served by the new Elizabeth Line. This will ensure fast and convenient access to Bond Street and Canary Wharf amongst other stops. All of the flats are currently let on Assured Shorthold Tenancy Agreements and producing a total income of £90,300 pa. This property will be of interest to investment purchasers.

ACCOMMODATION

Flat 1: Ground Floor 1 bedroom flat with open plan kitchen reception, bathroom, bedroom & sole use of garden. **Flat 2:** Ground Floor 1 bedroom flat with open plan kitchen reception, bathroom, bedroom & sole use of garden **Flat 3:** First Floor 1 bedroom flat with open plan kitchen reception, bathroom & bedroom **Flat 4:** First Floor 1 bedroom flat with open plan kitchen reception, bathroom & bedroom **Flat 5:** Second Floor studio flat with open plan kitchen, reception, sleeping area and bathroom

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing – 020 8825 7050
Council Tax Band: Each Flat Band C

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN