

**LOT  
18****By Order of the Executors**

# Ground Floor Flat, 138 Coldershaw Road, Ealing W13 9DT

**Guide Price: £295,000\***

## ONE BEDROOM GARDEN FLAT IN NEED OF UPDATING



The property is a spacious ground floor one bedroom Victorian conversion flat with its own private west facing garden. The flat benefits from original style features and gas fired central heating although it is in need of updating and modernisation throughout. The property is located in a popular residential area off the Uxbridge Road within easy access of West Ealing, Hanwell and Ealing Broadway with their shopping facilities and main line stations. The underground is also served by Ealing Broadway as is Northfield Avenue that is equally within easy reach. Good road links serve the area including the M4, M25 and M40 motorways. The flat is sold with the benefit of full vacant possession and will be of interest to owner occupiers and investors.

### ACCOMMODATION

Communal Hall, Living Room open to Kitchen, Inner Hall, Bathroom, Bedroom, Own Private Rear Garden and Front Garden.

### TENURE

Leasehold approximately 64 years unexpired. Ground rent £75pa. The sellers have commenced the lease extension process and have served the Section 48 notice. Negotiations are currently ongoing.

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000  
Council Tax Band C

### VIEWING TIMES

Sat 26/8 @ 2pm. Tues 5/9 @ 2pm

STARTING BID

FINAL BID

NOTES

 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN