

24

By Order of the Executors

12 Manor House, Manor Vale,  
Brentford, Middlesex TW8 9JB

**Guide Price £200,000\***

## ONE BEDROOM GROUND FLOOR FLAT IN NEED OF MODERNISATION THROUGHOUT



This one bedroom ground floor flat is located within a purpose built block close to Boston Manor Piccadilly Line station and its shopping facilities nearby. Good road links serve the area including the A4/M4 into Central London and Brentford Mainline station is a short walk away. Although the property benefits from double glazing and a Dimplex heating system (not tested) it is in need of complete modernisation throughout. The property is sold with vacant possession and will be of interest to investment purchasers and owner/occupiers.

### ACCOMMODATION

Entrance hall, lounge, kitchen, bedroom, shower room/WC, communal gardens, off street parking

### TENURE

Leasehold - 125 years from 1st March 1988

Service charge: £45 pcm Ground Rent: £75 pa  
(awaiting written confirmation)

### LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow Council Tax Band: C

### VIEWING TIMES

By appointment through the Auctioneers

### JOINT AUCTIONEERS

Russell Collins, 72-74 South Ealing Road,  
Ealing W5 4QB 020 8567 7080

