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By Order of the Beneficiaries

Flat 4, 79 Church Road, Acton,
London W3 8PX

Guide Price: £295,000*

**TWO BEDROOM FIRST FLOOR FLAT WITH
INVESTMENT INCOME**



This two bedroom first floor flat is conveniently located for many transport links with Acton Central (Overground), Acton Town (District and Piccadilly) and Acton Main Line (Crossrail from 2018) all within walking distance. The popular Chiswick High Road with its wide range of shops and restaurants is approximately a mile away, along with the many facilities within Acton itself. The property is currently let on an Assured Shorthold Tenancy Agreement generating an income of £19,200 P.A. Ground Rent on the building is £200 P.A. There is no service charge. The property has a long lease with 120 years remaining and will be of interest to investment purchasers.

ACCOMMODATION

Two bedroom first floor flat. Entrance Hallway, Master Bedroom, Second Bedroom, Bathroom, Storage Cupboard, Open Plan Kitchen & Reception.

TENURE

Leasehold – 125 year lease from 25/12/2012

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 7050
Council Tax Bands: D

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN