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**By Order of the Beneficiaries**

Flat 6, 79 Church Road, Acton,  
London W3 8PX

**Guide Price: £300,000\***

## **TWO BEDROOM SECOND FLOOR FLAT WITH INVESTMENT INCOME**



This two bedroom second floor flat with roof terrace is conveniently located close to many transport links such as Acton Central (Overground), Acton Town (District and Piccadilly) and Acton Main Line (Crossrail from 2018), all within walking distance. 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 £21,000 P.A. Ground Rent on the building is £200 P.A. There is no service charge. The lease has 121 years remaining and the property will be of interest to investment purchasers.

### **ACCOMMODATION**

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

### **TENURE**

Leasehold – 125 year lease from 15/01/2013

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 8825 7050  
Council Tax Bands: D

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN