

LOT

9

1a Half Acre Road, Hanwell, London  
W7 3JH

**Guide Price £260,000\***

## FIRST FLOOR TWO BEDROOM FLAT AND FREEHOLD REQUIRING SOME UPDATING



This first floor flat offers two bedroom accommodation and potential to extend into the loft space subject to obtaining any necessary planning consent that may be required. The property has the front garden, gas fired central heating and double glazing although it would benefit from some updating throughout. The property is located just off Hanwell Broadway within walking distance of the popular Brent Lodge Park and Hanwell Main Line Station. Good road links serve the area including the A4/M4, A40 and M25. Ealing Broadway is also within two miles. The flat is sold with the freehold interest and with full vacant possession. It will be of interest to investment purchasers and owner/occupiers.

### ACCOMMODATION

Own Entrance to Landing, bedroom one, Bedroom Two, Bathroom, Open Plan Living Room/Lounge, Front Garden.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000  
Council Tax Band C

### VIEWING TIMES

By Appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN