

LOT
22

4 Peartrees, Trout Road, Yiewsley,
Middlesex UB7 7TW

Guide Price £180,000*

**LARGER THAN AVERAGE STUDIO FLAT
WITH INVESTMENT INCOME**



This ground floor studio flat offers larger than expected floor space and is situated in a prime location, within a few hundred yards of West Drayton Main Line Station. The planned Crossrail route will utilise this station. The area has seen much development in recent years due to this factor and is a highly regarded investment area. Good road links serve the area including the A40, M40, M25 and M4 and Heathrow London Airport is easily accessible to the south. The flat is currently let at £600 pcm (£7,200 per annum) and is sold with the benefit of this income. However, it does appear that the flat is let at a below market value rent, hence any intending purchaser could, in the auctioneer's opinion, gain an improved return. This flat will be of interest to investment purchasers.

ACCOMMODATION

Studio Room, Kitchen and Bathroom.

TENURE

Leasehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111
Council Tax Band B

VIEWING TIMES

By appointment through the Auctioneers

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By appointment through the auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN