

LOT
21

By Order of the Executors – 50% equity share

38 Lawn Road, Uxbridge,
Middlesex UB8 2TS

Guide Price £62,500*

**GROUND FLOOR FLAT WITH GARDEN
REQUIRING COMPLETE MODERNISATION**



The property is located within very close proximity of Uxbridge town centre with its main shopping facilities and station serving the Metropolitan and Piccadilly lines. Good road links serve the area including the A40, M40 and M25 that are within one mile. The property is a ground floor one bedroom flat in a very poor state of repair and has its own small area of garden. The flat has its own entrance, gas central heating and double glazing and is close to the River Frays. This property is a shared ownership flat and is being sold with vacant possession on a 50% equity share basis. Any purchaser will subsequently need to approach the housing association with a view to acquiring the staircasing share.

ACCOMMODATION

Entrance Hall, Bedroom, Bathroom, Living Room, Kitchen, Own Private Area of Garden.

TENURE

Leasehold 99 years from 29th September 1979, thus approximately 59 years unexpired. Ground Rent £15 per annum.

LOCAL AUTHORITY, TAX RATING & EPC

London Borough of Hillingdon
Council Tax Band C EPC rating: D

VIEWING TIMES

By appointment through the Auctioneers. All viewings will be arranged subject to government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN