

# Lot 4

22 Gilpin Way, Harlington,  
Middlesex UB3 5LZ

**GUIDE PRICE: £130,000**



**TWO BEDROOM GARDEN MAISONETTE  
IDEAL FOR INVESTMENT**

This ground floor two double bedroom maisonette is presented in very good decorative order and includes a spacious 50' private garden and garage to block. The property is well located for Heathrow London Airport and is therefore an ideal investment opportunity taking into account the strong letting market that exists within the locality. The property is being sold with the benefit of vacant possession.

#### **ACCOMMODATION**

Entrance hall, living room, inner hall/study, bedroom one, bedroom two, fitted kitchen, modern shower room, own 50' garden, garage to block

#### **TENURE**

Leasehold: 99 years from 1968

The vendors have made recent enquiries in regards to an extension of the lease and a written quote has been made available in the sum of £10,000.

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

London Borough of Hillingdon 01895 250111  
Council Tax Band: C

#### **VENDORS SOLICITORS**

Howman & Co, 17 King Edwards Road, Ruislip,  
Middlesex HA4 7AE  
01895 621777

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEERS**

 charrison davis

Charrison Davies, 208 Manor Parade, High Street,  
Harlington UB3 5DS 020 8897 1688

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN