

Lot 39

Providence House, 335 High Street, Middlesex UB3 5DQ GUIDE PRICE: £240,000



**WELL PRESENTED SEMI-DETACHED BUILDING
WITH HMO LICENCE AND INCOME**

This very attractive semi-detached house situated on High Street, Harlington within easy reach of local shops and Heathrow London Airport, benefits from gas-fired central heating and double glazing. The property has been modernised to a very good standard and includes 6 letting rooms that are all occupied and we understand are producing a gross income of £27,300 pa (£24,500 pa after deductions of bills). The property also benefits from parking to the front and is sold with the benefit of the ongoing income.

ACCOMMODATION

Entrance hall, room one (producing £400 pcm), room two (producing £350 pcm), room three (producing £475 pcm), bathroom, fitted kitchen, cellar, first floor landing, cloakroom, kitchen, shower room, room four (producing £350 pcm), room five (producing £350 pcm), room six (producing £350 pcm), outside garden and parking.

TENURE Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

VENDORS SOLICITORS

Rakhi Vaid, Bana Vaid Solicitors
5 Marlborough Parade, Hillingdon
Middlesex UB10 0LR. 01895 272481

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

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

