

## Lot 5

35 Hamilton Road, Brentford,  
Middlesex TW8 0QE

**GUIDE PRICE: £10,000**



**FREEHOLD GROUND RENT INVESTMENT**

This end terraced property is sub-divided into three self-contained flats that have all been sold off on long leases each of which are 94 years unexpired. All flats pay a ground rent of £250 that rises every 25 years. We understand that Section 5 notices have been served on the lessees and that they have not exercised their right to purchase.

### **LEASE DETAILS**

Flat 35A: 99 years from 22 December 2006 at a Ground Rent of £250 pa

Flat 35B: 99 years from 22 December 2006 at a Ground Rent of £250 pa

Flat 35C: 99 years from 22 December 2006 at a Ground Rent of £250 pa

### **LOCAL AUTHORITY**

London Borough of Hounslow 020 8583 2000

### **VENDOR'S SOLICITORS**

Sarah Charles  
Bogan Woodbridge Solicitors  
20 Windsor Street  
Uxbridge  
Middlesex  
UB8 1AB

### **VIEWING TIMES**

External viewing only

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN