

Lot 3

25a Dryden Avenue, Hanwell,
London W7 1ES

GUIDE PRICE: £170,000



**FIRST FLOOR TWO BEDROOM FLAT IDEAL
FOR INVESTMENT**

This first floor spacious two bedroom maisonette is presented in good decorative order and benefits from double glazing, gas-fired central heating and its own section of garden. The property backs onto school playing fields and offers excellent investment potential. The property is being sold with the benefit of full vacant possession.

ACCOMMODATION

Entrance hall, kitchen, bathroom, bedroom one, bedroom two, living room, half share of rear garden.

TENURE

Leasehold – 130 years from 1st January 1981

Ground Rent: £10 pa

Service Charge: approx. £150pa to include building insurance

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Council Tax Band: C

VENDORS SOLICITORS

Mala Singh, Bradberrys Solicitors,

452 Uxbridge Road, Hayes UB4 0SD

Tel: 0208 813 6962

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN