

# Lot 3

5j Mount Avenue,  
EALING, London W5 1QB

**GUIDE PRICE: £190,000**



## ONE BEDROOM BASEMENT FLAT IDEAL FOR INVESTMENT

This basement flat forms part of an older style dwelling that has been converted into flats. The property consists of one-bedroom accommodation with a small private patio area. The property is presented in good decorative order and benefits include gas-fired central heating. The property is sold with full vacant possession and would be of interest to investment purchasers. Mount Avenue connects Castlebar Road to Birkdale Road, a short walk from Montpelier Park.

### ACCOMODATION

Own entrance, kitchen 6' x 5' 8", bathroom, living room 12' 9" x 12' 8", bedroom 12' 9" max x 8' 1", small patio area.

### TENURE

Leasehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000  
Council Tax Band: B

### VENDORS SOLICITORS

Mr D Simpson  
Reading Harris & Yalden  
Lantern House, 39/41 High Street, Potters Bar, Middlesex EN6 5AJ  
01707 621108

### VIEWING TIMES

29th October 2007 @ 12pm  
1st November 2007 @ 2pm  
6th November 2007 @ 12pm  
10th November 2007 @ 10am

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■