

Lot 37

94 Hammond Road,
SOUTHALL, Middlesex UB2 4EQ

GUIDE PRICE: £260,000



VASTLY EXTENDED CENTRE-TERRACED HOUSE

This mid-terraced property has been extensively extended to the rear and loft space. The property until recently until recently has been used for rental purposes on a room by room basis having provided 9 rooms to let each producing in the region of £100 pcm. The property which benefits from double glazing and gas-fired central heating is being sold with full vacant possession and will be of interest to investment and owner/occupier purchasers. Hammond Road is located to the south of the main shopping facilities and within 1 mile of Southall station.

ACCOMODATION

Ground floor: entrance hall, kitchen/diner, two rooms, bathroom, separate WC.

First floor: four rooms, bathroom.

Second floor: three rooms, outside 45' garden.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000

Council Tax Band: C

VENDORS SOLICITORS

Warnapala & Co

14a Norwood Road, Southall, Middlesex UB2 4DL

020 8571 1823

VIEWING TIMES

31st October 2007 @ 12.45pm

5th November 2007 @ 12.45pm

8th November 2007 @ 4.15pm