

## Lot 10

40 Victoria Road, Southall,  
Middlesex UB2 4EE  
**GUIDE PRICE: £125,000**



**SPACIOUS GROUND FLOOR ONE BEDROOM  
FLAT**

This larger than average one bedroom flat benefits from gas-fired central heating and double-glazing. The property also includes its own section of garden to the rear and may be suitable to convert into a two bedroom unit subject to obtaining any necessary planning and freeholder consents that may be required. The property is presented in good decorative order and will be of interest to investment purchasers. This flat is being sold with the benefit of full vacant possession. Victoria Road is situated on the southern side of Southall within easy reach of shopping facilities and Southall Mainline Station that connects to London Paddington and the West.

### **ACCOMMODATION**

Entrance hall, living room, bedroom, kitchen/dining room, bathroom, lobby, covered side passage, own section of rear garden

### **TENURE**

Leasehold – approximately 73 years unexpired  
Ground rent: £50 pa  
No Service Charge

### **LOCAL AUTHORITY & TAX RATING**

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

### **VIEWING TIMES**

By appointment though the Auctioneers

### **JOINT AUCTIONEERS**

Woodend Estates, 1 Byron Parade, Uxbridge  
Road, Hillingdon, Middlesex, UB10 0LZ, 020  
8573 7200



**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**