

# Lot 12

By Order of the Executors

221 Greenford Avenue,  
Hanwell W7 1AA

**GUIDE PRICE: £290,000\***



**THREE BEDROOM END OF TERRACE HOUSE,  
IN NEED OF UPDATING**

This end of terrace three bedroom house is situated in a popular location within easy access of Ealing, Greenford and Hanwell Broadways with their shopping facilities and travel connections. Good road links serve the area, in particular the A40 Western Avenue that connects the West of London to the M40. The property does benefit from Gas Central heating although it is in need of complete modernisation and updating throughout. This lot is being sold with the benefit of vacant possession and will be of interest to owner occupiers and investment purchasers. The house does have a good sized rear garden and there is a side pedestrian access. It may lend itself to extension to the rear subject to obtaining any relevant planning permission that may be required.

### **ACCOMMODATION**

The ground floor consists of Entrance Hall, Living Room open to Dining Room, Kitchen. The first floor consists of Landing, Three Bedrooms and Bathroom. There are gardens to the front and rear.

### **TENURE**

Freehold

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

London Borough of Ealing 0208 825 5000  
Council Tax Band D

### **VIEWING**

By appointment through the Auctioneers

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**