

LOT  
**5**

1 Osterley Gardens, Southall,  
Middlesex UB2 4UW

**Guide Price: £250,000\***

## **GROUND FLOOR ONE BEDROOM INVESTMENT FLAT**



This ground floor one bedroom flat forms part of a modern Grade II listed development by Comer Homes in 1993. The flat benefits from gas fired central heating and security entryphone system. The property is set within attractive communal grounds in a gated development, within easy reach of Southall Broadway and Ealing Broadway. Good road links serve the area including the A40, M4 and M25. The property is presented in good decorative order and is let on an Assured Shorthold Tenancy until 30/09/18 at £925 pcm (£11,100pa) and is sold with the benefit of the ongoing income. It will therefore be of interest to investment buyers.

### **ACCOMMODATION**

Entrance Hall, Bathroom, Bedroom, L-Shaped Living Room, Kitchen, Communal Grounds and Communal parking.

### **TENURE**

Lease 125 years from 29/09/1991 Ground Rent £150pa Service Charge approximately £1600pa including payment to sinking fund

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

London Borough of Ealing 0208 825 5000  
Council Tax Band C

### **VIEWING TIMES**

Mon 6/2 @ 2pm

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN