

LOT

2

34a Beechwood Avenue, Greenford,  
Middlesex UB6 9UA

**Guide Price: £195,000\***

## FIRST FLOOR TWO BEDROOM FLAT WITH GARDEN & PARKING



This two bedroom first floor maisonette benefits from gas fired central heating and double glazing although it does require some updating throughout. The property is situated off Ruislip Road within easy reach of Greenford, Southall and Northolt centres. The property is currently let at £1200 pcm (£14,400 pa). The original term of the AST has expired and the tenants are holding over on the terms of that agreement. There is the added benefit of its own share of garden to the rear and a front/side garden that can provide off street parking subject to obtaining any necessary consent that may be required. This property will be of interest to investment purchasers.

### ACCOMMODATION

Porch, Hallway, Bedroom One, Bedroom Two, Lounge, Kitchen, Bathroom, Own Rear Garden, Off Street Parking.

### TENURE

Leasehold - approx 53 years unexpired

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing

020 8825 5000

Council Tax Band: C

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN