

LOT  
**4**

## Ground Floor Flat, 54 Green Lane, Hanwell W7 2PB

**Guide Price: £220,000\***

### **GROUND FLOOR GARDEN FLAT IDEAL FOR INVESTMENT**



This ground floor one bedroom flat forms part of a Victorian terraced dwelling that has been converted into two self contained flats. The property is situated in the popular Olde Hanwell area within easy reach of Hanwell, West Ealing, Ealing Broadway and Southall with shopping facilities, bus and train connections. Good road links serve the area including the A4, M4, A40 and M25. The flat benefits from gas fired central heating and has its own section of west facing garden. It is in need of some updating and is being sold with full vacant possession. The property will be of interest to investment buyers and owner occupiers.

#### **ACCOMMODATION**

Entrance Hall, Living Room, Bedroom, Kitchen/Breakfast Room, Lobby, Bathroom, Own Section of West Facing Garden.

#### **TENURE**

Leasehold – 99 years from 29/9/1980. The vendor has served a Section 42 Notice for extending the lease and will assign the same to the buyer.

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

London Borough of Ealing 0208 825 5000  
Council Tax Band C

#### **VIEWING TIMES**

Wednesday 14th March @ 10am Wednesday 21st March @ 10am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN