

LOT

6

## 3 Convent Gardens, Ealing, aLondon W5 4UT

**Guide Price: £30,000\***

### FREEHOLD GROUND RENT INVESTMENT



This terraced dwelling has been converted into two self-contained flats that are both held on leases. The property is located off Windmill Road close to Northfield Avenue with its range of shops, bus connections and Piccadilly Line Station that serves Central London and Heathrow London Airport. The Ground Floor Flat has 64 years remaining (99 years from 13th April 1983 with a Ground Rent £50 p.a) whilst the Split Level 1st & 2nd Floor Flat has 109 years remaining (120 years from 14th June 2007 with a Ground Rent £120 p.a). We understand that the lessees have not exercised their rights to purchase and this lot will be of interest to investment buyers.

#### ACCOMMODATION

Two self-contained flats within a terraced dwelling.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000  
Both Flats Council Tax Band C

#### VIEWING TIMES

External Viewing Only

#### JOINT AGENTS

Dalington, 149 South Ealing Road, Ealing W5 4QP



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN