

LOT  
**28**

140 Ryeland Close, West Drayton,  
Middlesex UB7 8AY

**Guide Price £225,000\***

## **EXTENDED ONE BEDROOM HOUSE WITH INVESTMENT INCOME**



This one bedroom house has been extended to the side and is situated in a popular development off Gorse Walk. West Drayton, with its main line station on the planned Crossrail route, is approximately one mile to the south and Uxbridge with its major shopping facilities and underground station, a similar distance to the north. Good road links serve the area including the M4, M40 and M25 Motoways. The property is currently let on a guaranteed rent scheme. We understand that the tenant has been in occupation for three years and is currently holding over. The rent is £1150 pcm (£13,800 pa) and the property is sold with the benefit of this ongoing income. The property will therefore be of interest to investment buyers.

### **ACCOMMODATION**

Living Room, Kitchen, Dining Room, First Floor Landing, Bedroom One, Bathroom, Garden.

### **TENURE**

Freehold

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

London Borough of Hillingdon 01895 250111  
Council Tax Band: C

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN