

Lot 13

8 Chalfont Avenue, Wembley,
Middlesex HA9 6NS

GUIDE PRICE: £270,000



**END OF TERRACE THREE BEDROOM HOUSE
WITH INVESTMENT INCOME**

This end of terrace house that has been extended to the rear is currently let on an Assured Shorthold Tenancy Agreement for a period of 12 months from 26/3/2011 at a rent of £2300 pcm (£27,600 pa) and is being sold with the benefit of this investment income. The property benefits from gas-fired central heating and double glazed windows and is presented in good decorative order. The property has a garden to the rear and off street parking to the front and offers three bedroom accommodation.

ACCOMMODATION

Entrance hall, Room 1: 11'2" x 11', Room 2: 10'1" x 7'8", Room 3: 16'4" x 11', Kitchen 11'6" x 8'2", Shower Room, first floor landing, Bathroom, Cloakroom, Room 4: 10'9" x 7'9", Room 5: 16' x 10', Room 6: 12'2" x 10'3"

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent 020 8937 1200
Council Tax Band: D

VENDORS SOLICITORS

T Naveed
Talat Naveed Solicitors
1 Martindale Road
Hounslow, Middlesex
TW4 7EW

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS



Lambourne Estate Agents, 6 Kingsley Road,
Hounslow, Middx. 020 8569 5244