



# BRENDONS

EST. 1936

## AUCTIONEERS

Royal Chambers  
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London W5 1QX  
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### Lot 25



### By Order of a Charitable Trust

**24 Drayton Green, Ealing W13 0JF**

**Guide Price: £340,000**

### **SPACIOUS SEMI-DETACHED DWELLING ARRANGED AS TWO SELF-CONTAINED FLATS**

This halls adjoining semi-detached property that backs onto an open green is in need of a certain amount of updating and is arranged as two self-contained flats. The ground floor property consists of two bedroom accommodation and the first floor, one bedroom accommodation. The flats are occupied under protected tenancies with income being £305 pcm (£3,660 pa) for the ground floor and £338 pcm (£4,056 pa) for the first floor and the property is sold with the benefit of this investment income. The property will be of interest to investment purchasers.

#### **ACCOMMODATION**

Ground floor flat: entrance hall, living room, kitchen, two bedrooms, bathroom, and rear garden.

First floor flat: landing, lounge, kitchen/diner, bedroom, bathroom, separate WC.

Gross floor area of the building: approx. 1600 sq ft.

#### **TENURE**

Freehold

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

London Borough of Ealing 020 8825 5000

Council Tax Band: both flats rated D

#### **VENDORS SOLICITORS**

Tom Lemon

Prince Evans

Craven House

40-44 Uxbridge Road

London W5 2BS

020 8567 3477

#### **VIEWING TIMES**

Strictly by appointment through the Auctioneers



**RICS**

