

## Lot 87

1 Rosemoor House, 90–94  
Broadway, Ealing W13 0SA

**GUIDE PRICE: £225,000**



**OUTSTANDING TWO BEDROOM FIRST  
FLOOR FLAT IDEAL FOR INVESTMENT**

This excellent first floor two bedroom flat forms part of a recently constructed development that includes communal gardens and a gym in the heart of West Ealing. The property is conveniently located for local facilities and is also in easy reach of Ealing Broadway. The property is currently let on an Assured Shorthold Tenancy with a rental income of £1150 pcm (£13,800 pa) and is being sold with the benefit of this investment income.

### **ACCOMMODATION**

Entrance hall, living room 12' x 11'9" with balcony, kitchen 13'6" x 5'6", bathroom, bedroom one 14'3" x 9'9" with en-suite, bedroom two 11'6" x 9'9", communal grounds and residents gym

### **TENURE**

Leasehold – approximately 154 years unexpired  
Ground Rent: £200 pa  
Service charge: approximately £1200 pa

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

London Borough of Ealing 020 8825 5000  
Council Tax Band: D

### **VENDORS SOLICITORS**

tbc

### **VIEWING TIMES**

By appointment through the Joint Auctioneers,  
Dalingtons 149 South Ealing Road, London W5 4QP 020  
8566 5050

