

# Lot 10

## 25 Kipling Court, Greenford Avenue, Hanwell, London W7 1LZ GUIDE PRICE: £200,000



### WELL-PRESENTED TWO-BEDROOM FLAT WITH INVESTMENT INCOME

This excellent ground floor two-bedroom apartment is presented in very good decorative order and is currently let on an Assured Shorthold Tenancy from 17 October 2008 for a term of 12 months at a rent of £1000 pcm and the property is sold with the benefit of this rental income. The property has a fully-fitted kitchen and benefits from gas-fired central heating and the master bedroom also has an en-suite shower room. The property will be of interest to investment purchasers.

#### ACCOMMODATION

Entrance hall, bedroom one 11'3 x 9'10 with en-suite shower, bedroom two 11'3 x 8'2, bathroom, living room 15'5 x 14'11, kitchen 9'7 x 7', communal gardens

#### TENURE

Share of Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing O20 8825 5000  
Council Tax Band: B

#### VENDORS SOLICITORS

Alun James Solicitors, 20 Windsor Street, Uxbridge,  
Middlesex UB8 1AB  
01895 811511

#### VIEWING TIMES

By appointment through Joint Auctioneers  
Dalington Estate Agents 020 566 4400



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN