

Lot 18

35 Hamilton Road, Brentford,
Middlesex TW8 OQE

GUIDE PRICE: Refer to auctioneer



FREEHOLD GROUND RENT ON THREE FLATS

This end of terrace dwelling that has been converted into 3 self-contained flats is located just off Windmill Road within close proximity of Brentford High Street and Griffin Park Football Ground. The M4 motorway is located approximately ½ mile to the North and Brentford Mainline Station is within a short walking distance. In accordance with Section 5.5b of the Landlord and Tenant Act 1987, notices have been served on all the lessees and we are informed that the lessees have not reserved their rights of first refusal.

TENANCIES

35a: Held on a lease of 99 years from 22/12/2006 at a ground rent of £250 pa, doubling in the year 2025 and rising to £750 in the year 2050.

35b: Held on a lease of 99 years from 22/12/2006 at a ground rent of £250 pa, doubling in the year 2025 and rising to £750 in the year 2050

35c: Held on a lease of 99 years from 15/12/2006 at a ground rent of £250 pa, doubling in the year 2025 and rising to £750 in the year 2050.

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow: 020 8583 2000

VENDORS SOLICITORS

Mr S Viring
Shergill & Co
22 Bath Road, Hounslow, Middlesex TW3 3EB
020 8570 2323

VIEWING TIMES

Refer to previous Lot for inspecting Flat 35c.
Flat 35a and 35b can be inspected from the exterior only.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■