

# Lots 19 & 20

1 & 5 Prospect Close  
Hounslow, TW3 4JL

**GUIDE PRICE:** 19 **£340,000** / 20 **£240,000**



## TWO HOUSES: ONE ARRANGED AS FOUR SELF-CONTAINED FLATS

These two houses situated in a popular close both offer investment potential. No 1 has been arranged as three flats for a number of years with a further detached studio flat to rear, and we understand that all flats have been rated as separate units for council tax purposes since October 2002. All the flats are currently let on assured shorthold tenancy agreements at an overall current rental income of £26,700 pa. The property is an end of terrace dwelling and benefits from gas-fired central heating and double-glazing.

No 5 Prospect Close is a three bedroom mid-terrace property that has been extended to the rear and also benefits from gas-fired central heating and a garage to rear. The property offers excellent potential and is currently tenanted on an assured shorthold tenancy that has now expired. The tenants are holding over on the same terms at a rent of £1000 pcm (£12,000 pa). The property is presented in generally good decorative order throughout. We understand that No. 3 is also available to purchase by separate negotiation and the Auctioneers reserve the right to sell these lots either individually or together.



### LOCATION

London Borough of Hounslow is located within Greater London on the southwest side. Main industries include Manufacturing and Public Services. Major roads nearby include the M3, M25, M4 and A4 with Heathrow Airport close by.

Piccadilly Line serves the Borough's underground stations. Prospect Close is situated off the A3063 Sutton Lane which in turn dissects the A4 Great West Road at the Junction with the Master Robert Hotel. Hounslow West station is within 1 mile.

### ACCOMMODATION & TENANCY SCHEDULE

#### HOUSE No.1

Ground Floor Front Flat: Room 1 13'6 x 12', kitchen/breakfast room 15' x 7'10, shower room/WC - currently let at £525/pcm.

Ground Floor Rear Flat: Room 1 16'3 x 10', kitchen/breakfast room, shower room/WC - currently let at £550/pcm.

First Floor Flat: Room 1 12' x 10' 9, Room 2 10'3 x 10, kitchen 6'8 x 6'2, bathroom, separate WC - currently let at £625/pcm.

Rear Studio: Room 1 17'3 x 13'9, kitchen area, shower room/WC - currently let at £525/pcm.

#### HOUSE No.5

Entrance porch, entrance hall, Reception 1 15'6 x 12'8, Reception 2 17'9 x 8'7, kitchen 9'8 x 8'2, first floor landing, Bedroom 1: 12' x 9'6, Bedroom 2: 10'5 x 10'4, Bedroom 3: 7'3 x 7'3, bathroom, off-street parking to front, rear garden approx 50' with garage at rear.

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow: 020 8583 2000  
Council Tax Bands:

#### No.1 PROSPECT CLOSE

|                           |   |
|---------------------------|---|
| Flat A - first floor:     | B |
| Flats B&C - ground floor: | B |
| Flat D - rear:            | B |

#### No.5 PROSPECT CLOSE: D

### VENDORS SOLICITORS

Messrs Maplestons  
2 Glebe Avenue, Ickenham, Middlesex UB10 8PA

01895 632255

### VIEWING TIMES

|               | No. 1    | No. 5     |
|---------------|----------|-----------|
| 1st February  | @ 2pm    | @ 2.15pm  |
| 7th February  | @ 2pm    | @ 2.15pm  |
| 12th February | @ 1pm    | @ 1.15pm  |
| 14th February | @ 12noon | @ 12.15pm |

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■