

# Lot 7

39 Reading Road,  
NORTHOLT, Middlesex UB5 4PQ

**GUIDE PRICE: £140,000**



## **SPACIOUS GROUND FLOOR GARDEN FLAT WITH INVESTMENT INCOME**

This spacious one bedroom ground floor flat that includes living room, off-street parking and own section of garden, is presented in good decorative order and benefits include double glazing and gas-fired central heating. The property is currently let on an assured shorthold tenancy from 23rd September 2007 on a twelve month term with an annual rent of £8,820. The property will be sold with the benefit of this investment income. Reading Road is located off Wood End Lane within walking distance of Northolt Park Main Line Station and Northolt Central Line Station.

### **ACCOMODATION**

Entrance, living room 12' 5" x 12', bedroom one 12' x 10'1", kitchen 9' x 7'4", inner hall, bathroom, share of garden, off street parking.

### **TENURE**

Leasehold.

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

London Borough of Hillingdon 01895 250111  
Council Tax Band: B

### **VENDORS SOLICITORS**

Karen Hayward  
Goldsmith Williams  
Team 5, Mersey Chambers, 5 Old Churchyard, Liverpool L2 8TX  
0845 373 3737

### **VIEWING TIMES**

31st October 2007 @ 10.00am  
2nd November 2007 @ 3.30pm  
5th November 2007 @ 10am  
9th November 2007 @ 3pm