

# Lot 12

By Order of Grainger PLC

## 24 Victoria Court, Kingsbridge Avenue, London W3 9AH

### GUIDE PRICE: £300,000



### REFURBISHED TOP FLOOR THREE BEDROOM PURPOSE BUILT FLAT

This top floor flat forms part of an attractive purpose-built block and has been fully refurbished to include a fully fitted kitchen/diner, modern bathroom facilities and also benefitting from gas-fired central heating and double glazing. The property offers spacious three bedroom accommodation and is situated within easy reach of Ealing Common or Acton Town Underground Stations and within close proximity of road networks including the M4. The property is sold with the benefit of vacant possession.

#### ACCOMMODATION

Entrance hall, living room, kitchen/diner, bedroom one, bedroom two, bedroom three, bathroom, exterior communal grounds

#### TENURE

Leasehold – 120 years from 1st January 2009  
Ground rent: £250 pa, doubling every 20 years

#### LOCAL AUTHORITY

London Borough of Ealing 020 88225 5000  
Council Tax: D

#### VENDOR'S SOLICITORS

Refer to Auctioneers

#### VIEWING TIMES

By appointment through Brendons Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN