

LOT  
**7**

169 Tolcarne Drive, Pinner, Middlesex HA5 2DL

**Guide Price £290,000\***

**GROUND FLOOR TWO BEDROOM MAISONETTE WITH INVESTMENT INCOME**



This ground floor maisonette is situated in an excellent location within close proximity of Northwood Hills, Pinner and Northwood town centres, each with shopping facilities and underground rail services. Good road links are easily accessible including the A40 Western Avenue that connects to central London, the M40 and the M25 London orbital motorway. The area is well served by schools, recreational facilities and bus connections. The property is subject to an Assured Shorthold Tenancy at £1300pcm (£15600pa) and the dwelling is sold with the benefit of this income. The property also benefits from half of the rear garden and a garage. The property has gas-fired central heating and double glazing. We are informed that there is a court order for possession although this has not been actioned to date. We are informed that there are no rent arrears. This lot will be of interest to investment buyers.

**ACCOMMODATION**

Entrance Hall, Reception open to Kitchen, Bedroom One, Bedroom Two, Bathroom, Garden, Garage.

**TENURE**

Leasehold 125 years from 29 September 1985, this approximately 85 years unexpired.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon  
Council Tax Band D  
EPC Band C

**VIEWING TIMES**

By appointment through the Auctioneers

