

15/15a Manor Lane, Harlington, Middlesex UB3 5EG

Guide Price £375,000*

PAIR OF INCOME PRODUCING FLATS WITH BLOCK OF GARAGES



The property is situated in a cul de sac location off High Street, Harlington with its local shopping parade. The property is close to the A4 Bath Road and Heathrow London Airport. Hayes Town Centre with its shopping facilities and Elizabeth Line Station is within two miles. The area is well served by bus connections and good road links including the M4 Motorway that connects into Central London and The West. The property consists of a pair of one bedroom flats each with their own front doors and they are both currently let on Assured Shorthold Tenancies at £1100 per calendar month each (£26,400 per annum). There are four garages to the rear of the site accessed through a lockable gate at the side. Three garages are currently let at £1100, £1080 and £1080 per annum respectively. The fourth garage has been sold on a long lease and produces a ground rent of £5 per annum, thus the overall income from the garages is £3265 per annum, making a total income of £29,665. This dwelling has a south facing rear aspect and occupies a site area of approximately 0.06 acres. The property is sold with the benefit of this income and will be of interest to investment buyers.

ACCOMMODATION

15a – Ground Floor One Bedroom Flat, Listed on EPC as 44 sm. 15 – First Floor One Bedroom Flat, Listed on EPC as 44 sm. Block of Four Garages to Rear.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon

Council Tax Both Flats Band C

EPC Both Flats Band C

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN