

Lot 20

35C Hamilton Road, Brentford,
Middlesex TW8 0QE

GUIDE PRICE: £290,000*



**TWO BEDROOM FLAT WITH PLANNING
GRANTED FOR ROOF EXTENSION**

This top floor conversion flat currently offers two bedroom accommodation and is in need of a certain amount of updating throughout. The property does benefit from planning permission that has been granted for a roof extension under reference 00546/35C/P1. Hamilton Road is located off Windmill Road within a few minutes walk of Brentford Mainline Station and local facilities. The property is being sold with the benefit of full vacant possession and will be of interest to investment purchasers and owner/occupiers.

ACCOMMODATION

Living room, kitchen, bathroom, bedroom one, bedroom two

TENURE

Leasehold – 99 years from 15th December 2006

LOCAL AUTHORITY & TAX RATING

London Borough of Hounslow 020 8583 2000
Council Tax Band: C

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Dalington, 149 South Ealing Road, Ealing,
W5 4QP, 020 8566 5050



STARTING BID

FINAL BID

NOTES

SOLD **UNSOLD** **SOLD PRIOR** **WITHDRAWN**