

LOT  
**13**

35b Hamilton Road,  
Brentford TW8 0QE

**Guide Price: £150,000\***

**Studio flat in need of updating**



This ground floor studio apartment is set within a well looked after building. This property does need some updating and has a decent size kitchen with fitted wall and base units along with a good size shower room. The property is located close to local transport links and also giving easy access to the A4 and M4 with Brentford British Rail Station moments from the property. This property was until recently let on an Assured Shorthold Tenancy and is now being sold with the benefit of vacant possession. The flat will therefore be of interest to owner / occupiers and investment buyers.

#### **ACCOMMODATION**

Studio Room, Kitchen and Shower Room.

#### **TENURE**

Leasehold

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

London Borough of Hounslow 0208 583 2000  
Council Tax Band B

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEERS**

Dalingtons, 149 South Ealing Road, Ealing 0208 566 5050



**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN