

LOT  
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34a Beechwood Avenue, Greenford,  
Middlesex UB6 9UA

**Guide Price: £195,000\***

**FIRST FLOOR TWO BEDROOM FLAT WITH  
GARDEN & PARKING**



This two bedroom first floor maisonette benefits from gas fired central heating and double glazing although it does require some updating throughout. The property is situated off Ruislip Road within easy reach of Greenford, Southall and Northolt centres. The property is currently let at £1200 pcm (£14,400 pa). The original term of the AST has expired and the tenants are holding over on the terms of that agreement. This property will be of interest to investment purchasers.

#### **ACCOMMODATION**

Porch, Hallway, Bedroom One, Bedroom Two, Lounge, Kitchen, Bathroom, Own Rear Garden, Off Street Parking.

#### **TENURE**

Leasehold - approx 60 years unexpired (to be confirmed)

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

London Borough of Ealing 020 8825 5000  
Council Tax Band: C

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN