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**By Order of the Beneficiaries**

Flat 8, 79 Church Road, Acton,  
London W3 8PX

**Guide Price: £255,000\***

## **ONE BEDROOM TOP FLOOR FLAT WITH INVESTMENT INCOME**



This one bedroom top floor flat is conveniently located for many transport links such as Acton Central (Overground), Acton Town (District and Piccadilly) and Acton Main Line (Crossrail from 2018), all within walking distance. Chiswick High Road with its wide range of shops and restaurants is approximately a mile away and there are many facilities within Acton itself. The property is currently let on an Assured Shorthold Tenancy Agreement generating an income of £15,600 P.A. Ground Rent on the building is £200 P.A. There is no service charge. The length of lease is 122 years.

### **ACCOMMODATION**

One bedroom top floor flat. Entrance Hallway, Bedroom, Bathroom, Storage Cupboard, Open Plan Kitchen & Reception.

### **TENURE**

Leasehold – 125 year lease from 29/09/2014

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

London Borough of Ealing 020 8825 7050  
Council Tax Bands: D

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN