

LOT

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By Order of the Beneficiaries

45 Cranford Lane, Harlington,
Middlesex UB3 5HA

Guide price £195,000*

**SPACIOUS TWO BEDROOM CONVERSION
FLAT WITH GARAGE REQUIRING
UPDATING**



This spacious ground floor maisonette is situated just off High Street, Harlington with its local shops and bus connections. Hayes Main Line Station and Hayes Town are within easy reach. Good road links serve the area including the A4, M4 and M25 motorways. Heathrow London Airport is also within easy reach. The property has two double bedrooms and is double glazed and has gas central heating, although it would benefit from updating throughout. The maisonette has its own entrance, a spacious front garden and a garage to the side. This lot is sold with vacant possession and will be of interest to investment purchasers and owner/occupiers.

ACCOMMODATION

Entrance Hall, Bedroom One, Bedroom Two, Lounge, Kitchen/Breakfast, Bathroom, Front Garden, Garage.

TENURE

Leasehold. 99 years from 7th November 1975, thus approximately 56 years unexpired with a Ground Rent of £25pa rising. The seller has entered into communication with the freeholder in regards to a lease extension and have agreed a premium of £40,000. Further details are contained within the legal pack.

LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111
Council Tax Band C

VIEWING TIMES

By appointment through the Auctioneers

JOINT AUCTIONEERS

Charrison Davis, 208 Manor Parade,
High Street, Harlington UB3 5DS
Tel: 020 8897 1688

charrison davis
Estate Agents

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN