

LOT  
**1**

276 Yeading Lane, Hayes,  
Middlesex UB4 9AX

**Guide Price £180,000\***

## **SPACIOUS THREE BEDROOM FLAT WITH INVESTMENT INCOME**



This first floor three bedroom flat approached via its own entrance benefits from gas fired central heating and double glazing. The property has its own private terrace and is currently let on an assured shorthold tenancy at a rent of £1250pcm (£15,000pa) and is being sold with the benefit of this ongoing income. The property is well situated within easy reach of Hayes town centre with its main line station and road links include the A40, A4, M40, M25 and M4 that are all easily accessible. Heathrow London Airport is a few miles to the south. This lot will be of interest to investment purchasers.

### **ACCOMMODATION**

Entrance Hall, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Kitchen, Living Room, Roof Terrace.

### **TENURE**

Leasehold approximately 53 years unexpired.

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

London Borough of Hillingdon 01895 250111  
Council Tax Band C

### **VIEWING TIMES**

By appointment through the Auctioneers

### **JOINT AGENT**

Charrison Davis, 208 Manor Parade, Harlington, Middlesex  
UB4 9AX 0208 897 1688

**charrison davis**  
Estate Agents

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN