

LOT  
**18**

13 Villier Street, Uxbridge,  
Middlesex UB8 2PU

**Guide Price £370,000\***

**END OF TERRACE HMO CLOSE TO TOWN  
CENTRE WITH INVESTMENT INCOME**



This end of terrace dwelling is situated off Cleveland Road within one mile of Uxbridge Town Centre. The main shopping centres and station (Metropolitan and Piccadilly Lines) are within the town centre. Good bus routes also serve the locality. The house is well situated within walking distance of Brunel University and Hillingdon Hospital. Good road links include the A40, M4 and M25 that are all easily accessible. The house offers two bedroom accommodation and has approval to be used as an HMO. The property is currently producing a gross income of £24,000 and is being sold with the benefit of this ongoing income. This is a good area for rental income and as such this property will be of interest to investment purchasers.

#### **ACCOMMODATION**

One Room, Kitchen/Diner and Bathroom to Ground Floor, Two Bedrooms to First Floor.

#### **TENURE**

Freehold

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

Hillingdon Borough Council 01895 250111  
Council Tax Band: D

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN