

LOT  
**21**

36 Marshall Drive, Hayes,  
Middlesex UB4 0SW

**Guide Price £195,000\***

**GROUND FLOOR ONE BEDROOM FLAT  
WITH PRIVATE GARDEN INVESTMENT  
INCOME**



This ground floor purpose built flat is situated within a popular development off Gledwood Drive, running parallel with the A4020 Uxbridge Road. The flat offers one bedroom accommodation and is spacious with its own private enclosed garden. Good road links are nearby with easy access into Hayes or Uxbridge for shopping facilities and rail connections. The flat is currently let at £1000 pcm (£12,000 per annum) and is sold with the benefit of this ongoing income. It will therefore be of interest to investment buyers.

**ACCOMMODATION**

Bedroom, Open Plan Lounge/Kitchen, Bathroom, Own Private Enclosed Garden.

**TENURE**

Leasehold approximately 58 years unexpired.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon 01895 250111  
Council Tax Band B

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN