

LOT  
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**By Order of The Executors**

113 Cowper Road, Hanwell,  
London W7 1EL

**Guide Price £650,000\***

## **SEMI DETACHED DWELLING ARRANGED AS TWO SELF CONTAINED FLATS**



This semi-detached dwelling is situated in a popular tree lined road off Greenford Avenue, within walking distance of Hanwell Main Line Station. Ealing Broadway with its main shopping facilities and station is within two miles and good road links include the A40, M40 and M25. The property is arranged as a pair of two bedroomed self-contained flats with the ground floor benefitting from an extension. The property has been in the same ownership for a number of years and is sold with vacant possession. Each flat has double glazing and gas fired central heating. The flats are presented in reasonable order throughout and may have scope for a loft extension subject to obtaining any necessary consent that may be required. This lot will be of interest to investment purchasers.

### **ACCOMMODATION**

Ground Floor Flat : Entrance Hall, Bedroom One, Bathroom, Lounge, Kitchen, Bedroom Two, Garden. First Floor Flat: Landing, Bedroom One, Bedroom Two, Bathroom, Separate WC, Lounge, Kitchen.

### **TENURE**

Freehold

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

London Borough of Ealing 0208 825 5000

Ground Floor Council Tax Band C

First Floor Council Tax Band C

### **VIEWING TIMES**

Monday 20th January @ 2.30pm Friday 24th January @ 10am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN