

**LOT  
1****By order of the Charity Commissions  
Joint Interim Managers**

# 30 Ashford Avenue, Hayes, Middlesex UB4 0LZ

## Guide Price **£1,400\***

### FREEHOLD GROUND RENT INVESTMENT



The property consists of a semi-detached dwelling arranged as a pair of self-contained flats. There may be scope for further extension into the loft space subject to obtaining any necessary consent that may be required. Ashford Avenue is situated in a popular residential location within easy access of the Uxbridge Road that provides access to Hayes, Uxbridge, Southall and Ealing. Good road links nearby include the A40, M40, A4, M4 and M25. The ground floor is held on a lease of 150 years from 1st January 2000 and the first floor on a lease of 150 years from 1st January 2005. Both flats pay a ground rent of £100 pa, thus the annual income is £200 per annum. The property is sold with the benefit of this income.

#### **ACCOMMODATION**

Two self-contained flats.

#### **TENURE**

Freehold

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

London Borough of Hillingdon 01895 250111

Both Flats Council Tax Band B

#### **VIEWING TIMES**

External Viewing Only

#### **JOINT AUCTIONEERS**

Symon Smith & Partners Ltd, 277/281 Oxford Street,  
London W1C 2DL 020 7495 7020

**STARTING BID****FINAL BID****NOTES** SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN