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42 West End Lane, Harlington,  
Middlesex UB3 5LT

**Guide Price £185,000\***

## GROUND FLOOR TWO BEDROOM MAISONETTE WITH INVESTMENT INCOME



This larger than average ground floor two bedroom maisonette is situated in a popular road off High Street, Harlington. Good road links are nearby including the A4 and M4. Heathrow London Airport is within close proximity also. The maisonette has the front garden and garage in a block to the rear. Other benefits include no service charges, double glazed windows, gas central heating and residents permit parking. We understand that the property is let at £1,100pcm (£13,200pa) and is sold with the benefit of the ongoing income.

### ACCOMMODATION

Porch, Entrance Hall, Lounge, Bedroom One, Bedroom Two, Bathroom, Kitchen, Front Garden, Garage to Block.

### TENURE

Leasehold: 99 Years from 24th June 1968, thus approximately 47 years unexpired. We are informed that the seller is willing to serve a section 42 notice and assign it to the buyer after exchange of contracts and prior to completion. This will of course be at the buyers cost.

### LOCAL AUTHORITY, TAX RATING & EPC

London Borough of Hillingdon 01895 250111  
Council Tax Band C EPC rating: D

### VIEWING TIMES

By appointment through the Auctioneers. All viewings are subject to Government Covid 19 guidelines.

### JOINT AUCTIONEERS

Charrison Davis, 254 Kingshill Avenue, Hayes UB4 8BZ  
020 8573 9922

**charrison davis**  
Estate Agents

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN