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By Order of the Executors

# Flat 3, 35 Corfton Road, Ealing, London W5 2HP

**GUIDE PRICE £375,000\***

## FIRST FLOOR TWO BEDROOM CONVERSION FLAT IN PRIME LOCATION



The property is situated in one of the areas most prestigious roads to the North of Ealing Broadway with its multiple shopping facilities and station (Central, District and Main Lines). Hanger Lane and North Ealing Stations are also within walking distance. Ealing Cricket Club is situated at the base of the road and Hillcrest Park is a short stroll from the top end. Good road links serve the area with easy access onto the A40, M40, M4 and M25 motorways. The A406 North Circular Road also connects to the A1 and M1. The flat is a first and second floor split level maisonette offering spacious accommodation although it is in a dated condition and does require modernisation. The flat has two bedroom accommodation with a large lounge and kitchen/diner. It also benefits from a garage in the block to rear.

### ACCOMMODATION

Entrance Hall, Kitchen, Bedroom One, Bedroom Two, Reception Room, Garage in Block.

### TENURE

Leasehold. 99 years from 24/06/64, thus approximately 43 years unexpired. We are advised that the sellers are willing to sign and assign a section 42 notice at the buyers cost between exchange and completion.

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000  
Council Tax Band: E EPC rating: E

### VIEWING TIMES

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN