

LOT  
**4**

By order of the Executors

# 18 Wye Court, Malvern Way, Ealing W13 8EA

**Guide price £195,000\***

## SECOND FLOOR ONE BEDROOM FLAT WITH INVESTMENT INCOME



Wye Court is located on Malvern Way, a cul de sac off Cleveland Road and Templewood and close to Pitshanger Lane for local shops and Ealing Broadway for main shopping facilities, bus and rail connections. The Crossrail development will shortly be opening, with Ealing Broadway and West Ealing Stations being within easy reach. The A40 Western Avenue connecting to London and the M25 is within one mile. The flat is a second floor one bedroom flat that we understand requires some updating and also includes a garage to a separate block. The flat is tenanted at £450 pcm (£5400 pa) and has been for many years. In our opinion this flat is grossly under rented. We are informed that the tenant will not grant access under any circumstances and as such the property is sold on this basis. THEREFORE PLEASE NOTE THAT THERE WILL BE NO VIEWING SESSIONS ON THIS FLAT.

### ACCOMMODATION

Entrance Hall, Bedroom, Lounge, Kitchen, Bathroom, Balcony, Garage to block.

### TENURE

Leasehold 999 years from 2009

### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000  
Council Tax Band C EPC Band C

### VIEWING TIMES

EXTERNAL VIEWING ONLY. THERE WILL BE NO INTERNAL VIEWINGS.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN