

LOT
5

By order of the Beneficiaries

176 Carlyle Road, Ealing,
London W5 4BJ

Guide price £240,000*

FREEHOLD DWELLING WITH TWO VACANT STUDIO FLATS AND TWO FURTHER FLATS SOLD ON LEASES



This property is an older period semi-detached dwelling in a popular tree lined road and is located to the south of the Borough off Windmill Road. There are a good range of local bus services serving the area and easy access to Piccadilly Line Services at Northfields and Boston Manor. Good road links serve the area including the A4, M4, A40, M40 and M25 London Orbital Motorway. Brentford Main Line station is within one mile and a variety of shopping facilities again are easily accessible. The property is a semi-detached dwelling that has been converted into four dwellings. The front ground and first floor studio flats are in reasonable order and are vacant. The rear ground and first floor flats have both been sold on long leases of 125 years from 16th July 1999 with ground rents of £100 pa each. Thus each flat has approximately 103 years unexpired and the overall ground rent income is £200 pa. The lessees have not exercised their right to purchase.

ACCOMMODATION

Ground Floor Studio flat with Shower Room and Kitchen. First Floor Studio flat with Shower Room and Kitchen.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000

Council Tax Band C for both Studios EPC Band E for both Studios.

VIEWING TIMES

Wednesday 25th November @ 11.30 - 12 noon Monday 29th November @ 11.30 - 12 noon Friday 3rd December @ 11.30 - 12 noon

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN