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# Yeading Court, Masefield Lane, Hayes, Middlesex UB4 9AJ

**Guide price £65,000\***

## FREEHOLD GROUND RENT INVESTMENT ON BLOCK OF 42 UNITS



This purpose built development consists of 42 units over four blocks with associated garages and grounds. The site is located just off Yeading Lane within easy reach of Hayes town centre and the A40 Western Avenue that serves Central London, the M40 and the M25 London orbital Motorway. We understand that all flats are held on leases of 999 years from 29 September 1957, thus approximately 935 years unexpired. We are informed that ground rents vary from £8.40 to £200 and the overall income equates to £4716.60 per annum. The sellers inform us that ground rents on some of the flats have been altered by a deed of variation. Full details will be found within the legal pack. There may be further scope for development on the site, subject to obtaining any necessary consent that may be required.

### ACCOMMODATION

Block of 42 self-contained flats all held on long leases.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111

Council tax – All Flats Band A

### VIEWING TIMES

Exterior Viewing Only. Please be courteous to neighbours.

### JOINT AGENT

Symon Smith & Partners Ltd

277/281 Oxford Street, London W1C 2DL

020 7495 7020



STARTING BID

FINAL BID

NOTES

 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN