

LOT
10

6 Trojan Court, Grosvenor Road, Hanwell, London W7 1HL

Guide Price £320,000*

SPACIOUS SPLIT LEVEL MAISONETTE REQUIRING SOME UPDATING



The property is located in a popular tree lined road, just off the A4020 Uxbridge Road between West Ealing and Hanwell Broadways. Numerous bus services operate locally serving neighbouring towns. Main line services at Hanwell and West Ealing, that form part of the planned Crossrail Route, are both within walking distance. Ealing Broadway with its main shopping precinct and station serving underground and main lines is within two miles. The property is a first and second floor split level maisonette with its own entrance at ground floor level. The property offers spacious two bedroom accommodation and also includes its own section of garden to the rear. The property has double glazing and gas fired central heating. It is in reasonable order although the property would benefit from some updating throughout. The property is sold with vacant possession.

ACCOMMODATION

Landing, Living Room, Kitchen, Second Floor Landing, Bedroom One, Bedroom Two, Bathroom, Garden.

TENURE

Leasehold. 99 years from 24th June 1993, thus approximately 71 years unexpired.

Ground rent: £50 rising to £100

The sellers are willing to serve and assign a section 42 notice between exchange and completion at the cost of the buyer.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing

Council Tax Band C

EPC rating C

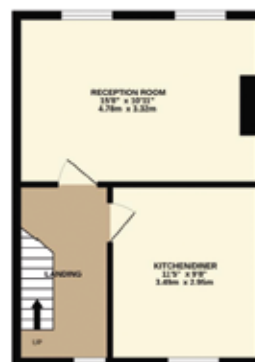
VIEWING TIMES

By appointment through the Auctioneers

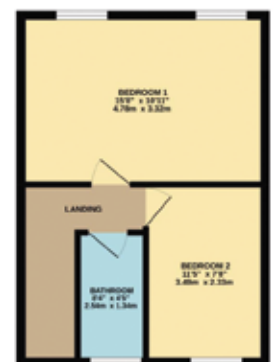
GROUND FLOOR
1st FLOOR (SEE PLAN)



GROUND FLOOR
1st FLOOR (SEE PLAN)



1st FLOOR
2nd FLOOR (SEE PLAN)



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN