



SITUATION

Located in this quiet residential location, close to the junction with West Drayton Road (B465). Shopping facilities can be found on the nearby Uxbridge Road and Stockley Park Golf Club is within easy reach.

In addition, the property is approx. 2 miles from the A40 Western Avenue with its direct access to central London to the east as well as being approx. 2 miles north of the M4 (Junction 4) and 3 ¼ miles north of Heathrow Airport.

PROPERTY

Forming part of a mid-terrace property comprising a first and second floor **3 Bedroom Self-Contained Maisonette** with its own front street entrance.

The maisonette benefits from gas central heating, double glazed windows, a fully fitted kitchen, off street parking for 1 car as well as a rear section of **garden**.

ACCOMMODATION

First and Second Floor Maisonette

3 Bedrooms, Living Room, Kitchen, Bathroom/WC

GIA Approx. 755 sq.ft.

**Vacant 3 Bed
Maisonette**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from completion at a ground rent of £100 p.a. doubling every 25 years.

Offered with VACANT POSSESSION

Note: The maisonette was previously let at £15,600 p.a. (£1,300 pcm.)



VENDOR'S SOLICITORS

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The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts