



Rear Elevation

FIRST TIME ON THE MARKET SINCE 1969



The Property

SITUATION

Located in this popular residential area midway between Northolt and Ealing and just a short walk to Perivale Underground Station (Central Line). South Greenford Station (Great Western Line) is also within close proximity as is a **Large Tesco Superstore** which houses a **Pharmacy** and **Costa Coffee**.

Perivale is located approx. 1½ miles south of Wembley, approx. 7 miles west of Marble Arch and benefits from excellent road links via the A40 (Western Avenue) which links with the North Circular Road to the east and the M40 (Junction 1) to the west whilst Heathrow Airport lies approx. 7 miles south-west.

PROPERTY

Comprising a well maintained **3 Bed end of terrace House** planned on ground and first floors. The property benefits from gas central heating, uPVC windows, off-street parking plus a **55 foot Rear Garden** and a detached **Double Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

£14,400 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Living Room	13'5" × 10'7"
Kitchen/Dining Room	16'2" × 11'7"

First Floor

Bedroom 1	9'9" × 10'11"
Bedroom 2	13'7" × 9'10"
Bedroom 3	7'1" × 6'2"
Bathroom/WC	6'6" × 6'2"

Double Garage

15'1" × 16'0"

TENANCY

The entire property is let on an AST to **2 individuals** for a term of 1 year from 30th June 2009 (**holding over**) at a current rent of **£14,400 per annum** exclusive.

Note 1: There may be potential to extend the property at the rear and into the roof, all of which is subject to obtaining the necessary consents.

Note 2: 6 Week Completion.

VENDOR'S SOLICITORS

J S Lane & Co – Tel: 020 8950 1782
Ref: J. Lane – Email: info@jsslane.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts