



SITUATION

Located within the popular Medway Village just off the main A40 Western Avenue, only a short walk from both Perivale Underground (Central Line) and South Greenford Mainline Stations, close to local schools and recreational amenities as well as local shopping, and only 8 miles west of Central London.

PROPERTY

Comprising a **Self-Contained 2 Bedroom Flat** on the first floor in need of modernisation.

ACCOMMODATION

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
GIA Approx. 476 sq.ft.

VAT is NOT applicable to this Lot

TENURE

Leasehold **Plus share of Freehold**

Offered with Vacant Possession

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

HCB Solicitors
Tel: 020 8907 4366 Ref: James Heaps
Email: jamesheaps@hcbgroup.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**