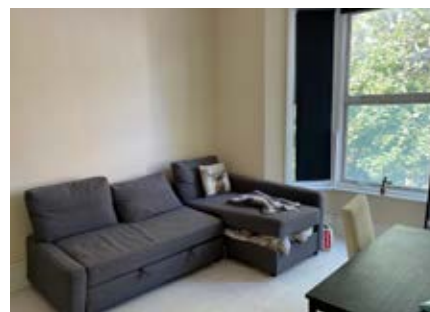
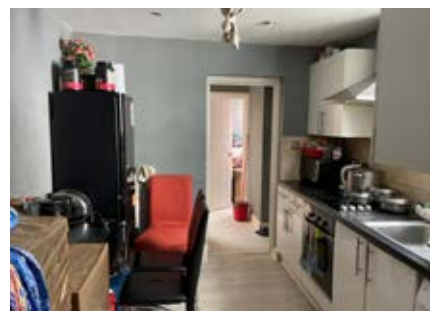


LOT
11

8 Birkbeck Grove, Acton, London W3 7QD

Guide Price £675,000*

**SEMI DETACHED DWELLING ARRANGED AS TWO SELF
CONTAINED FLATS WITH INVESTMENT INCOME**



This semi-detached property is located just off the Uxbridge Road within walking distance of shops and bus routes. Shepherds Bush with its underground and overground stations as well as London Westfield shopping centre is within two miles. Ealing Broadway with its shopping facilities and station is similar distance. Acton main Line Station serving the Elizabeth line is within one mile. Good road links serve the area including the A40 Western Avenue that connects to central London, the M40 and the M25 London orbital motorway. The dwelling is sub-divided into a pair of self-contained flats that are currently let on assured shorthold tenancies. The ground floor is a two bedroom flat that also has a basement and this flat would benefit from some updating. The upper flat also has two bedroom accommodation and has a usable loft room that could make a study. This flat is presented in very good order throughout. Each flat has double glazing and gas fired central heating. The ground floor is currently let at £1550 per calendar month (£18,600pa) and the upper floor at £1600pcm (£19,200pa), thus the overall income is currently £37,800pa. The property is sold with the benefit of the ongoing income and will be of interest to investment buyers.

ACCOMMODATION

Ground Floor Flat Entrance Hall, Living Room, Bedroom One, Kitchen, lobby, Shower Room, Bedroom Two, Storage Room, Cellar.

First Floor Flat Landing, Bedroom one, Bedroom Two, Living Room, Kitchen, Half Landing, Shower Room, Loft Room.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing
Council Tax Both Flats Band C
EPC Both Flats Band D

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN