

LOT
12

By Order of the Executors

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

Guide Price £310,000*

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



TOTAL FLOOR AREA - 775 sq ft (71.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, ceilings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. Floor plan is for illustrative purposes only and should be used as such in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Sales with Reserves 12/2022

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN