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

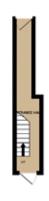
Leasehold. 99 years from 24th June 1993, thus approximately 71 years unexpired Ground rent: £50 rising to £100 The sellers are willing to serve and assign a section 42 notice between exchange and completion at the cost of the buyer.

LOCAL AUTHORITY & TAX RATING

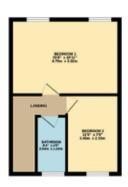
London Borough of Ealing Council Tax Band ${\bf C}$ EPC rating C

VIEWING TIMES

By appointment through the Auctioneers







STARTING BID **FINAL BID** NOTES

 \square SOLD \square UNSOLD \square SOLD PRIOR \square WITHDRAWN