

LOT

6

33 Temple Road, Ealing, London W5 4SL

**GUIDE PRICE £350,000\***

**FIRST FLOOR TWO BEDROOM MAISONETTE, IDEAL FOR INVESTMENT**



This first floor two bedroom maisonette is situated in an excellent location within walking distance of South Ealing and Northfields Piccadilly Line Stations. Ealing Broadway with its major shopping facilities and station serving Central, District, Main and Elizabeth Lines is approximately one mile to the north. Good road links are easily accessible including the M4, M40 and M25 Motorways. The property benefits from gas fired central heating, double glazing and its own section of south facing garden. The maisonette is sold with full vacant possession and will be of interest to owner occupiers and investment purchasers.

**ACCOMMODATION**

Landing, Living Room, Bedroom One, Bedroom Two, Kitchen/Diner, Bathroom, Own Section of South Facing Garden.

**TENURE**

A share of the freehold may be available. The flat is held on a lease of 99 years from 14 April 1990, thus approximately 67 years unexpired. We understand that the seller is willing to sign and assign a section 42 notice between exchange and completion at the buyers cost.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing 0208 825 5000  
Council Tax Band D  
EPC Band C

**VIEWING TIMES**

Friday 20th January @ 11.30 – 12 Friday 27th January @ 11.30 – 12



STARTING BID

FINAL BID

NOTES  SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN