

LOT

7

By Order of the Beneficiaries

14a Maytree Gardens, Ealing, London W5 4QT

**GUIDE PRICE £275,000\***

**TWO BEDROOM FLAT IN PRIME LOCATION AND IDEAL FOR INVESTMENT**



This two bedroom second floor flat forms part of a block that is very close to South Ealing Piccadilly Line Station and within one mile of Ealing Broadway with its multiple shopping facilities and station (Central, District, Main and Elizabeth lines). Good road links are easily accessible including the M4, M40 and M25 London orbital Motorway. The flat is adjacent to Maytrees Rest Garden and benefits include gas fired central heating, double glazing and security entryphone system. There is also parking to the rear of the block that is on a first come first serve resident basis. The property also has lift access. This flat will be sold with vacant possession and will be of interest to investment buyers and owner occupiers.



**ACCOMMODATION**

Entrance Hall, Lounge, Kitchen, Bedroom One, Bedroom Two, Bathroom, Parking.

**TENURE**

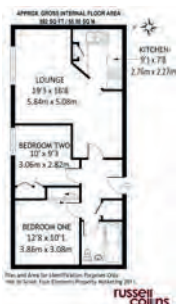
Leasehold. 125 years from 1996, thus approximately 99 years unexpired. Service Charge £657 per quarter Ground Rent £87.50 per quarter

**LOCAL AUTHORITY & TAX RATING**

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

**VIEWING TIMES**

Monday 23rd January @ 11.30 – 12 Monday 30th January @ 11.30 – 12



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN