

LOT  
**12**

By order of the Executors

53 Dormers Wells Lane, Southall, Middlesex UB1 3HX

**Guide Price £390,000\***

**SEMI-DETACHED HOUSE ARRANGED AS TWO FLATS  
AND IN NEED OF UPDATING THROUGHOUT**



The property is a semi-detached dwelling located off the Uxbridge Road within easy reach of Southall with its shopping facilities and Elizabeth Line Station. Good road links are easily accessible including the A4, M4, A40, M40 and M25 London Orbital Motorway. Heathrow London Airport is also within easy reach. Greenford Broadway with its shopping facilities and bus connections is within two miles. The property does have double glazing and is in need of complete updating and modernisation throughout. The property is arranged as a pair of one bedroom flats and is sold with vacant possession. This lot which is being sold with vacant possession will be of interest to investment buyers.

**ACCOMMODATION**

Communal Hallway, Bedroom, Kitchen, Bathroom, Living Room. First Floor Landing, Bedroom, Lounge, Kitchen, Bathroom. Yard to rear.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Band: B

EPC rating: G

**VIEWING TIMES**

Saturday 25th May @ 12 - 12.30pm

Wednesday 29th May @ 11.30 - 12 noon

Tuesday 4th June @ 11.30 - 12 noon

**JOINT AUCTIONEER**

Daniel Paul, 168 Goldhawk Rd, White City,  
London W12 8HJ, 0208 743 5254



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN