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By Order of the Executors

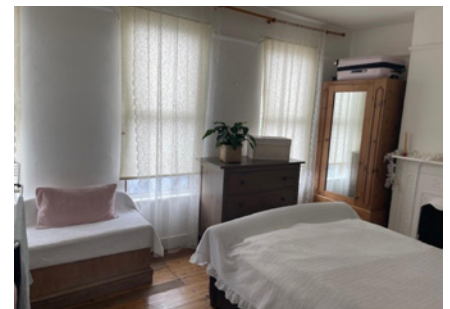
4 Marlow Road, Southall, Middlesex UB2 4NS

**Guide Price £260,000\***

**CENTRE TERRACED DWELLING WITH INVESTMENT INCOME**



This centre terraced house is situated on the southern end of Southall within walking distance of the main line station serving the Elizabeth Line and within close proximity of Norwood Green. Good road links are easily accessible including the M4 that connects to Central London, the M25 London Orbital Motorway, Heathrow London Airport and the West. The A40 connecting London to the M40 and the Midlands is also within easy reach. The property consists of a two bedroom terraced dwelling with two reception rooms. The layout of this dwelling could potentially be reconfigured to three bedrooms. The house benefits from double glazing and gas fired central heating. It is presented in good order throughout and offers potential for extension subject to obtaining any necessary planning consent that may be required. The property is currently let on an assured shorthold tenancy and we understand the tenants are holding over on a historic agreement at £600 per calendar month. To our knowledge the last agreement was for a term of three years from 18th June 2013 to the 17th June 2016 inclusive. The dwelling is sold with the benefit of this income. The property will be of interest to investment buyers.



**ACCOMMODATION**

Entrance Hall, Living Room, Dining Room, Kitchen, Landing, Bedroom One, Bedroom Two, Bathroom, Garden.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Band: C

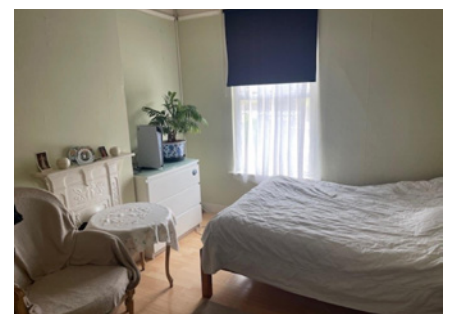
EPC rating: D

**VIEWING TIMES**

By appointment through the Auctioneers

**JOINT AUCTIONEERS**

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



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN