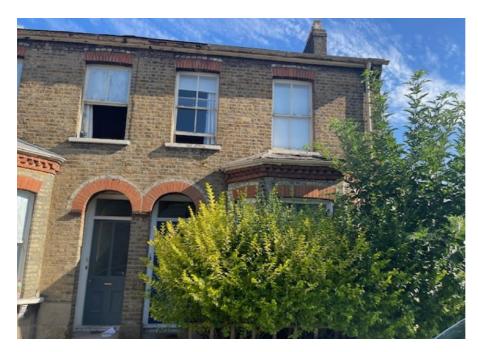**By Order of the Executors**

2 Cumberland Road, Hanwell, London W7 2EA
GUIDE PRICE £450,000*
SEMI-DETACHED DWELLING LOOSELY ARRANGED AS A PAIR OF FLATS

The property is a semi-detached dwelling located off the Boston Road within easy reach of Hanwell Broadway with its shopping facilities and Elizabeth Line Station. Boston Manor and Northfields stations serving the Piccadilly Line are also within walking distance. Good road links are easily accessible including the A4, M4, A40, M40 and M25 London orbital motorway. There is easy access into Ealing, Southall, Brentford and to Heathrow London Airport. The property is arranged as a pair of self-contained flats in reasonable order throughout with partial double glazing and gas-fired central heating. The ground floor flat is a one bedroom flat with garden. The upper flat is also a one bedroom flat although it also has a staircase to a loft area. The upper flats entrance is through the ground floor flat in part and requires reconfiguration. This property is sold with vacant possession and will be of interest to investment purchasers. The first floor is let on an assured shorthold tenancy at £950pcm (£11,400pa). The ground floor flat is let on a controlled tenancy at £236.64 pcm (£2839.68pa) and we are advised that the paperwork for this flat is missing. Thus the total income at present is £14,239.68pa. The property is sold with the benefit of these tenancies.

ACCOMMODATION
Ground Floor Flat Lounge, Bedroom, Kitchen, Bathroom, Garden.
First Floor Flat Lounge, Bedroom, WC, Kitchen, Bathroom, open loft area.

TENURE
Freehold

LOCAL AUTHORITY & TAX RATING
London Borough of Ealing
Council Tax Both Flats Band C
EPC rating No.2 – D and 2a – E

VIEWING TIMES
We have been granted 2 viewing slots by the tenants for named individuals only. Please e-mail your interest if you wish to view: info@philliparnoldauctions.co.uk

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

DANIEL PAUL
Sales, Lettings & Management

STARTING BID	FINAL BID	NOTES	☐ SOLD	☐ UNSOLD	☐ SOLD PRIOR	☐ WITHDRAWN