

LOT
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By Order of the Executors

2 Cumberland Road, Hanwell, London W7 2EA

Guide Price £395,000*

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. The first floor is let on an assured shorthold tenancy at £950 pcm (£11,400 pa). The ground floor flat is let on a controlled tenancy at £236.64 pcm (£2839.68 pa) and we are advised that the paperwork for this flat is missing. Thus the total income at present is £14,239.68 pa. 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 No.2 band D and No. 2a band E

VIEWING TIMES

Viewings will need to be arranged around the tenants' availability. Please e-mail your interest if you wish to view: info@philliparnoldauctions.co.uk

JOINT AUCTIONEERS

Daniel Paul, 168 Goldhawk Rd, White City,
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