

LOT  
**12**

21a The Avenue, Ealing W13 8JR

**Guide Price £240,000\***

**ONE BEDROOM FLAT WITH INVESTMENT INCOME**



This first floor flat is situated in an excellent location with a very short walk of West Ealing Station that serves the Elizabeth Line. Ealing Broadway with its range of shops and station is within easy reach. Good road links are easily accessible including the A40 Western Avenue that connects to the M25 London orbital Motorway and the M40. The M4 with access into Central London, Heathrow and The West is a few miles to the south. The flat is a one bedroom flat and is currently let on an assured shorthold tenancy (rental income to be confirmed). This property will be of interest to investment buyers.

#### **ACCOMMODATION**

Bedroom, Lounge, Kitchen, bathroom. The EPC lists the dwelling as 44 sm.

#### **TENURE**

Leasehold (to be confirmed)

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Band: C

EPC rating: C

#### **VIEWING TIMES**

By appointment through the Auctioneers