

LOT  
**12**

26a Mount Pleasant Road, Ealing, London W5 1SQ

**Guide Price £360,000\***

**FIRST FLOOR TWO BEDROOM FLAT IDEAL FOR INVESTMENT**



This first floor two bedroom flat forms part of a detached dwelling that has been converted into two dwellings. The property is situated within a very short walk of Pitshanger Lane with its local shops, coffee shops, pubs and restaurants. Ealing Broadway with its multiple shopping facilities and station serving Underground, Main and Elizabeth Lines is within two miles. Hanger Lane and Park Royal Stations are also within close proximity. Good road links serve the area including the A406 North Circular Road and the A4 Western Avenue. The flat has gas fired central heating and double glazing throughout. It is generally well presented and is sold with full vacant possession. The property will be of interest to investment buyers and owner occupiers.

**ACCOMMODATION**

Landing, Bedroom one, Bedroom Two, Bathroom, Open Plan Living Room/Kitchen.

**TENURE**

Leasehold – 125 years from 24 June 2015

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing  
Council Tax B and D  
EPC Band E

**VIEWING TIMES**

By appointment through the Auctioneers



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN