

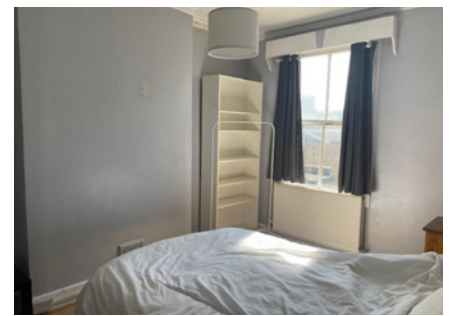
LOT  
**4**

By Order of the Executors

4 Cumberland Road, Hanwell, London W7 2EA

**Guide Price £599,000\***

**SEMI DETACHED DWELLING ARRANGED AS  
A PAIR OF SELF CONTAINED 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. This property is sold with vacant possession and will be of interest to investment purchasers.

**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 Band:C

EPC rating: D

**VIEWING TIMES**

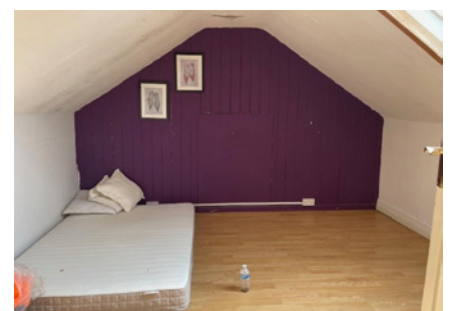
Saturday 25th May @ 11 – 11.30am

Wednesday 29th May @ 10.30 – 11am

Tuesday 4th June @ 10.30 – 11am

**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SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN