

LOT  
**16**

By Order of the Executors

26 Marlow Road, Southall, Middlesex UB2 4NS

**Guide Price £310,000\***

**MID TERRACED DWELLING ARRANGED AS TWO SELF CONTAINED FLATS**



This centre terraced house is situated on the southern end of Southall within walking distance of the main line station serving the Elizabeth Line and within close proximity of Norwood Green. Good road links are easily accessible including the M4 that connects to Central London, the M25 London Orbital Motorway, Heathrow London Airport and the West. The A40 connecting London to the M40 and the Midlands is also within easy reach. This property is converted into 2 x 1 bedroom flats with the ground floor having a rear garden. The properties are in need of updating and modernisation throughout. The properties are currently let on assured shorthold tenancies and we understand the tenants are holding over on a historic agreements. The ground floor is let at £750 per calendar month. To our knowledge the last agreement was for a term of 12 months from 30th November 2018 to the 29th November 2019 inclusive. The first floor is also let on the same terms at £750 per calendar month. Thus the overall income is £18,000 per annum. The dwelling is sold with the benefit of this income. The property will be of interest to investment buyers.

#### **ACCOMMODATION**

Both units contain One Bedroom, Bathroom, Open Plan Kitchen/Lounge.

#### **TENURE**

Freehold

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

London Borough of Ealing Council Tax Band: B EPC rating: D for both flats

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **JOINT AUCTIONEER**

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



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN