



Felix Road, W13

FREEHOLD INVESTMENT - INVESTORS ONLY PLEASE/ CASH BUYERS ONLY This property consists of two flats on the ground floor which are let on AST tenancy agreements £21,300 PA - There are two flats on the first floor and Second floor sold off on long leases both have ground rents at £250.00 PA. Total income £21,800.

Historically there was planning granted for a two bedroom garden flat on the ground floor. Planning has now lapsed however the client is confident that planning could be sourced with a new application.

£399,950

- INVESTMENT OPPORTUNITY
- Freehold
- Two residential apartments let currently producing £21,300 PA
- Two apartments sold on long leases producing £500.00 on Ground rent PA
- Total Income £21,800
- Potential to convert the ground floor flats into a two bed garden flat (Subject to planning)
- Close to West Ealing BR (Elizabeth Line)
- INVESTORS ONLY PLEASE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	