**On the instructions of the Joint Fixed Charge Receivers**



# Online Auction

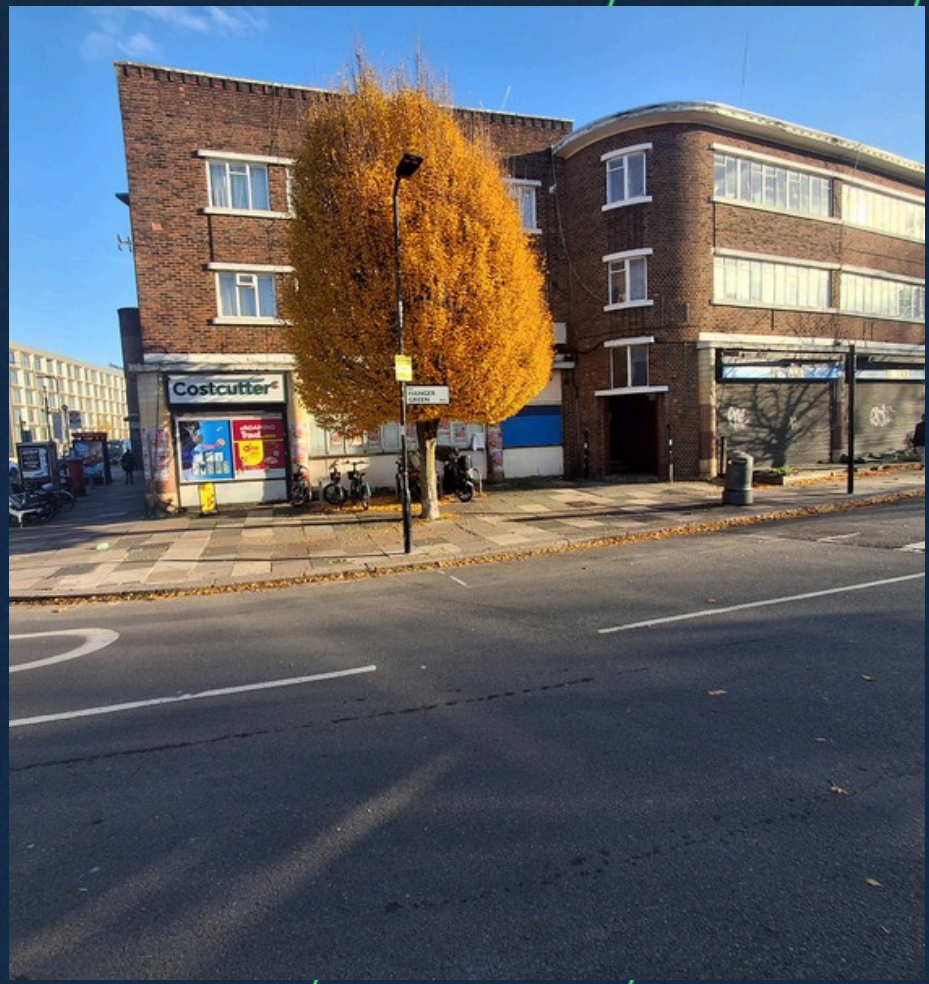
Thursday 17th December 2026

**7a Hanger Green, Park Royal, London, W5 3EL**

Sanderson Weatherall

Long leasehold first floor purpose built two bedroom flat within walking distance of Park Royal Underground station – Investment producing £19,800 per annum

- Guide Price: £200,000
- Bidder security deposit: £3,500
- Start time: 10.00am




## Property Summary

- On the instructions of the Joint Fixed Charge Receivers
- Long leasehold first floor purpose built flat
- Two bedrooms, reception room, kitchen, bathroom/wc
- Let on an Assured Periodic tenancy
- Producing £19,800 per annum

## Location

Situated on Hanger Green, close to the junction with Heathcroft and adjacent to Park Royal underground station. Public transport facilities can be found at nearby Park Royal underground station (Piccadilly line) providing access through various stops to Uxbridge, Heathrow and Cockfosters, as well as numerous local bus routes. Shopping amenities are locally found at nearby Ealing and Acton town centres which offer a range of shops, cafés and everyday amenities.

## Description

The property comprises a first floor two bedroom flat forming part of a larger three storey purpose built building.






## Accommodation

**First Floor**
Two bedrooms
Reception room
Kitchen
Bathroom/wc

## Tenancy

The property is let on an Assured Periodic tenancy from 6/6/2026 at a rent of £1,650 per month

## Lease

Held on a lease for a term of 125 years from 25/3/1991 (thus having approximately 90 years unexpired)















**Guide Price**
£200,000

**Tenure**
Leasehold

**EPC**
Rating - E

**Council Tax**
Band - C

**VAT**
VAT is not applicable to this lot

**Legal documentation**
Interested parties should read the legal pack for further information at www.swpropertyauctions.co.uk to download the pack.

**Seller's Solicitor**
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Sanderson Weatherall

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Dated - 23/11/2026