

On the instructions of the
Joint Fixed Charge Receivers



**Online
Auction**

Thursday 23rd July 2026



**518B Lady Margaret Road,
Southall, Middlesex, UB1 2NP**

SW

Sanderson
Weatherall

Leasehold second floor two bedroom purpose built flat requiring refurbishment, well located for the shopping and recreational amenities of Southall – Investment producing £10,200 per annum

- Guide Price: £120,000
- Bidder security deposit: £3,500
- Start time: 10.00am

Property Summary

- ▶ On the instructions of the Joint Fixed Charge Receivers
- ▶ Second floor two bedroom flat
- ▶ Requiring refurbishment
- ▶ Let on a periodic tenancy to an individual
- ▶ Producing £10,200 per annum



Location

Southall is located approximately 1.5 miles south of Northolt, 4 miles north-west of Ealing and 4 miles east of Hayes. Road communications are excellent with the Western Avenue (A40) to the north and M4 motorway (Junction 3) to the south via The Parkway (A312). Southall mainline railway station and underground station (Elizabeth Line) are located to the south of the property.

The property is situated on the east side of Lady Margaret Road, almost opposite the junction with Kenilworth Gardens and a short distance from Greenford High School and Greenford Sports Centre.



Description

The property comprises a second floor two bedroom flat forming part of a larger mixed use building with brick elevations. The property requires refurbishment and can be accessed from the rear service road via a secure external staircase leading up to the second floor.



Accommodation

Second Floor

Living room, kitchen, two bedrooms, bathroom/WC

Tenancy

The property is let to an individual on a periodic tenancy from 20th January 2025 at a rent of £10,200 per annum

Lease

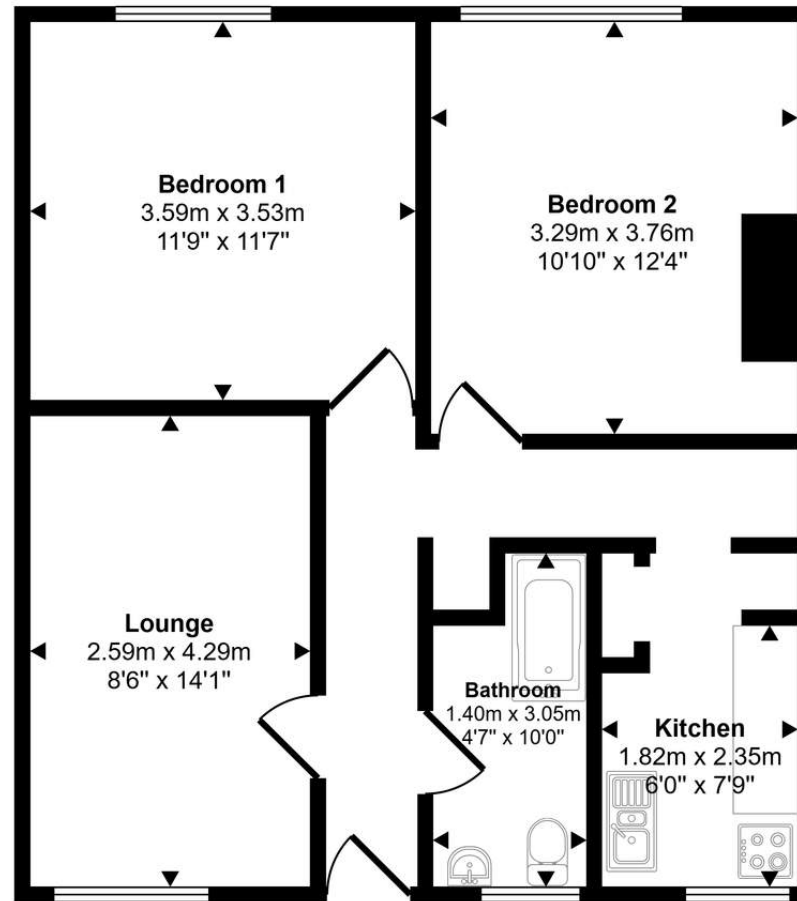
Held on a lease for a term of 125 years (less 3 days) from 24th June 1988 (thus having approximately 87 years unexpired)







Approx Gross Internal Area
56 sq m / 604 sq ft



Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Sanderson
Weatherall

Guide Price

£120,000

Tenure

Leasehold

EPC

Rating D

Council Tax

Band B

VAT

VAT is not applicable to this lot

Contact: 020 7851 2100

Website:

www.swpropertyauctions.co.uk

Legal documentation

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



Oliver Childs

Tel: 07732 681150

Email: oliver.childs@sw.co.uk

Seller's Solicitor

Lester Aldridge

Yasmin Curry | 023 8082 7477 | yasmin.curry@la-law.com

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

sw.co.uk



Dated - 23/06/2026