

LOT
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By Order of the Executors

Flat 11 Hart Grove Court, Hart Grove, Ealing W5 3ND

Guide Price £300,000*

SECOND FLOOR THREE BEDROOM FLAT IN NEED OF UPDATING



The property is located in a popular location just off the Uxbridge Road within a very short walk of local shops and Ealing Common Piccadilly and District Line station. Ealing Broadway with its major shopping facilities and station is within one mile. Shepherds Bush with its stations and London Westfield shopping centre is within three miles. Good road links serve the area including the A406, A4, M4, A40 and M40 that provide access to central London, the motorway network and Heathrow London Airport. The property is a spacious second floor three bedroom flat that benefits from gas fired central heating and double glazing. However the flat is in need of a good deal of updating and modernisation throughout. There is a spacious lounge with a balcony as well as a bathroom and kitchen/diner. There are well kept communal gardens that surround the block. The block also benefits from a security entryphone system. The flat is sold with vacant possession and will be of interest to investment buyers and owner occupiers.



ACCOMMODATION

Entrance Hall, Lounge, Kitchen, Bathroom, Separate WC, Bedroom One, Bedroom Two, Bedroom Three, Communal Gardens.

TENURE

Leasehold 130 years from 1st January 1991, thus approximately 98 years unexpired.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing
Council Tax Band E
EPC rating E

VIEWING TIMES

Friday 30/6 @ 10–10.30am
Monday 3/7 @ 12–12.30pm
Friday 7/7 @ 10–10.30am OPEN

VIEWING SESSIONS – NO NEED TO BOOK IN

JOINT AGENTS



Andrews Residential
41 Belmont Road, Uxbridge,
UB8 1QT
01895 707777



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN