

# Residential Investment

## TERRACED HOUSE SPLIT INTO TWO FLATS LET ON ASSURED SHORTHOLD TENANCIES

**68 LEIGHTON ROAD  
EALING  
LONDON  
W13 9SD**

**OFFERS IN EXCESS OF £325,000**

### Location

Ealing is in West London approximately 8 miles from Central London.

The subject property is situated on Leighton Road, which is to the south of Uxbridge Road (A4020) that leads into the centre of Ealing.

The subject property is situated close to both Boston Manor and Northfields train stations.

### Description

68 Leighton Road is a two storey period mid-terrace property with small garden areas to the front and rear. The property has been converted to form two self-contained flats, both of which are accessed off a communal hallway.

Each flat comprises an entrance hall, reception room, kitchen, bedroom and bathroom.

### Tenancies

The property is available freehold subject to the following tenancies:

68 Leighton Road (ground floor flat) let on an Assured Shorthold Tenancy for 36 months from 1<sup>st</sup> November 2011 at £6,600 pa.

68a Leighton Road (1<sup>st</sup> floor flat) let on an Assured Shorthold Tenancy for 12 months from 1<sup>st</sup> November 2011 at £9,600 pa.



**Energy Performance Certificate available on request**

### Legal Costs

Each party to bear their own legal costs

### Viewing

By appointment with sole agents:

Greg Rowland  
Jaggard Baker  
Tel: 01494 689613 Email: [gjr@jagbak.co.uk](mailto:gjr@jagbak.co.uk)

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### VAT

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