Palace Auctions London

AUCTION CONTRACT



LET RESIDENTIAL INVESTMENT · AVAILABLE NOW UNDER AUCTION CONTRACT

Flat 2, 33 Spencer Road

Acton, London W3 6DW

GUIDE PRICE	RENT	GROSS YIELD	OUTGOINGS
£260,000	**£22,680**	**c. 8.7%**	**Nil**
with share of freehold	per annum (£1,890 pcm)	at the guide price	no service charge or ground rent

A one-bedroom raised ground floor flat in a Victorian house in Acton, let at £1,890 a month and sold with a 50% share of the freehold – so there is no service charge or ground rent to pay.

The investment

A high-yielding, low-cost buy-to-let in a popular part of West London, with a share of the freehold and no service charge or ground rent.

Flat 2 is a one-bedroom raised ground floor flat in a handsome Victorian terraced house on Spencer Road, Acton. It has a bay-fronted living room with a marble fireplace, a double bedroom, a separate kitchen and a bathroom, extending to about 460 sq ft (42.7 sq m).

The flat is let on an assured shorthold tenancy at **£1,890 a month (£22,680 a year)**, a gross yield of about **8.7%** at the guide price. Because it is sold with a **50% share of the freehold** and a long lease of about 146 years, there is **no service charge and no ground rent**, so almost all of the rent goes straight to the investor.

Key features

- One-bedroom raised ground floor flat
- Let at £1,890 a month – c. 8.7% gross
- 50% share of the freehold
- No service charge or ground rent
- Long lease – about 146 years remaining
- Bay-fronted living room with period fireplace
- Acton Central Overground about 0.2 miles
- Elizabeth line at Acton Main Line about 0.5 miles

Property summary

Tenure	Leasehold (c. 146 years) with 50% share of freehold
Floor	Raised ground floor
Floor area	c. 460 sq ft / 42.7 sq m
Tenancy	Assured shorthold
Rent	£1,890 pcm / £22,680 pa
Service charge / ground rent	None
EPC / council tax	D / Band C





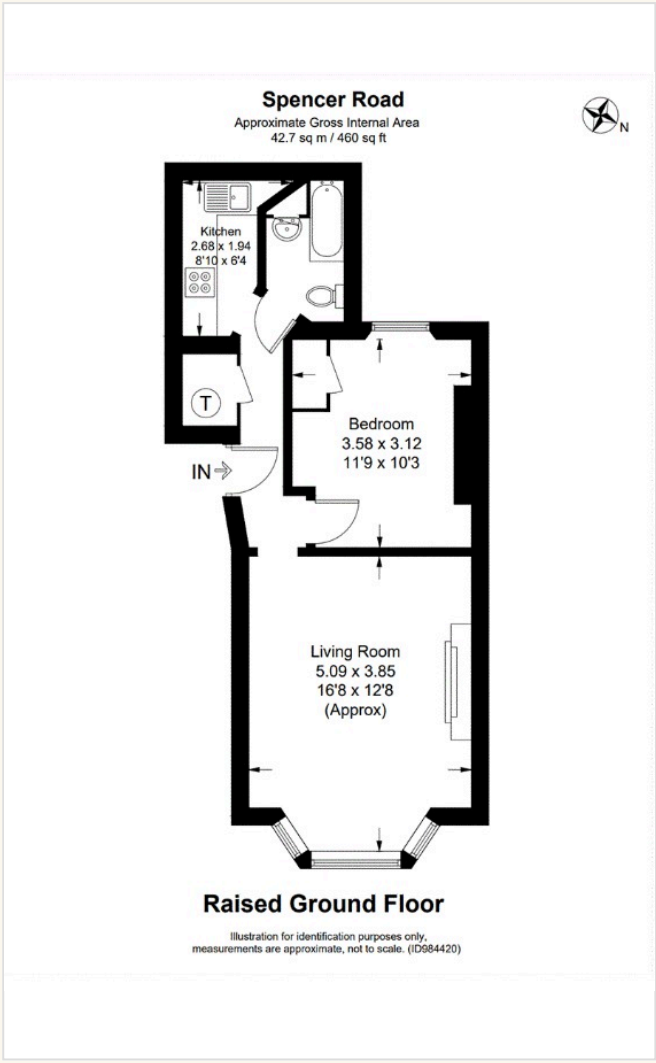
Accommodation

Living room	5.09 × 3.85 m (16'8" × 12'8")
Bedroom	3.58 × 3.12 m (11'9" × 10'3")
Kitchen	2.68 × 1.94 m (8'10" × 6'4")
Bathroom	Bath with shower, WC and basin

The living room has a bay window to the front and a marble fireplace. The kitchen is fitted with white units, an electric hob and oven, and the bathroom is tiled with a bath and shower screen.







Approximate gross internal area 42.7 sq m / 460 sq ft. For identification only – not to scale.

Location

Spencer Road is a residential street in Acton, West London, close to Acton Park and the shops, cafés and restaurants of Acton High Street and Churchfield Road. The Elizabeth line has transformed journey times from Acton into central London and Canary Wharf, supporting strong rental demand.

Transport

- **Acton Central** (Overground) – about 0.2 miles
- **Acton Main Line** (Elizabeth line) – about 0.5 miles, for Paddington, Bond Street, Canary Wharf and Heathrow
- **Acton Town** (District and Piccadilly lines), **West Acton** and **North Acton** (Central line) nearby

Local amenities

- Acton Park and Acton Market
- Shops, cafés and restaurants on Churchfield Road and Acton High Street
- Schools nearby, including St Vincent's Catholic Primary, Ellen Wilkinson School for Girls and Twyford CofE High School

Method of sale and buyer's costs

Method of sale	Available now under an unconditional auction contract, on the Palace Auctions terms and conditions. This property is not in the current auction catalogue. When terms are agreed, contracts are exchanged immediately
Guide price	£260,000
Tenure	Leasehold, about 146 years remaining, together with a 50% share of the freehold. Sold subject to the existing assured shorthold tenancy
Outgoings	No service charge and no ground rent
EPC and council tax	EPC rating D · Council tax band C (London Borough of Ealing)
Completion and legal pack	Completion as set out in the Special Conditions of Sale. Lease, freehold and tenancy documents available on request
Viewing	Strictly by appointment with Palace Auctions London, with at least 72 hours' notice as the flat is let

Buyer's costs

Item	Amount	When payable
Deposit	10% of the purchase price	On exchange
Buyer's premium	2% of the purchase price (minimum £2,000) plus VAT	On exchange
Contract documents charge	£850 plus VAT	On exchange
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Any further charges payable by the buyer are set out in the Special Conditions of Sale. Before an offer can be accepted, buyers must complete our anti-money laundering checks.

Guide price

The guide price is an indication of the seller's current minimum acceptable price. It is not a valuation and may change.

Important notice

These particulars are a general guide and do not form part of any contract. Measurements, distances and income are approximate or supplied by the seller and must be verified by buyers through the legal pack, inspection and their own enquiries. Photographs and plans are for illustration only and furniture shown is not necessarily included. The sale is subject to the Palace Auctions General Conditions of Sale, the RICS Common Auction Conditions and the Special Conditions of Sale.

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