



**6 WEEK COMPLETION  
OPPORTUNITY FOR EXTENSION/  
MODERNISATION/DEVELOPMENT POTENTIAL**



**SITUATION**

Located at the junction with Kinch Grove on a prominent corner location in this popular residential suburb and within easy walking distance of Preston Road Underground Station (Metropolitan Line). The property is ideally located within the catchment area of Mount Stewart School and within close proximity to University of Westminster (Harrow Campus), Northwick Park Hospital, Harrow School and within 1 ½ miles of Wembley Park.

**PROPERTY**

A 1930s built **Detached 4 Bed House** on a sizeable corner plot benefitting from a large **Private Driveway** for at least 6 cars together with a **Garage** and gas central heating.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: There is potential to extend at the rear, side and into the loft or convert the property into a number of flats, subject to obtaining the necessary consents.**

**ACCOMMODATION**

**Ground Floor**

- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Shower Room
- Separate WC

**First Floor**

- 4 Bedrooms (3 Double)
- Bathroom/WC

**Plus Garage**



**Vacant 4 Bed House**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**  
Juma Law Practice – Tel: 020 8861 1199  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts