



SITUATION

Located close to the junction with St. Johns Avenue in this residential area within a mile of Harlesden Station. Shopping facilities can be found on the A404 Craven Park Road as well as being within close proximity to Roundwood Park. Harlesden lies approximately 6 miles north-west of central London and 2 miles west of Kilburn with easy access to the A406 North Circular Road which connects to the A40.

PROPERTY

A mid terrace house comprising **2 Self-Contained Flats** arranged over ground and first floors. The property benefits from a **rear Garden**.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 47 (Ground Floor Flat)	Not Inspected – Same floor plate as first floor flat Plus part Rear Garden	Individual	99 years from 29th September 1993	£100	FRI Valuable Reversion in approx. 77 years.
No. 47A (First Floor Flat)	Not Inspected – Lease plan shows 5 Rooms, Kitchen, Bathroom/WC Plus part Rear Garden	Individual	99 years from 25th March 1975	£20	FRI Valuable Reversion in approx. 58 ½ years.
TOTAL				£120	

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: We understand No. 55 Drayton Road (2 Bed Flat) sold in August 2014 for £335,155.

£120 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS
Moerans - Tel: 020 8952 0242
Ref: S. Shaffer Esq - Email: simon.shaffer@moerans.com

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 £500 (including VAT) upon exchange of contracts