



SITUATION

Located within this gated development, close to the multiple shopping facilities and local amenities on Willesden Green High Road and being within ½ mile of several schools.

Brondesbury Park is a popular suburb approx. 4½ miles north-west of central London benefitting from excellent transport links via Brondesbury Park Station (Overground), Willesden Green Station (Jubilee), both of which are only a 10 minute walk away as well as being close to the Edgware Road (A5) which provides direct road access into the West End.

PROPERTY

A mid terrace building comprising a **4 Bed House** planned over three floors together with a rear garden.

The property includes:

- Double glazing
- Gas central heating
- Oven, hob, dishwasher, washing machine & fridge/freezer
- Video Entry Phone
- Garage ([see Note 1](#)) and off-street parking

In addition, the property benefits from use of a communal gym, swimming pool, jacuzzi and sauna.

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

ACCOMMODATION (measurements to maximum points)

Ground Floor

Kitchen/Diner	15'6"	×	12'7"
Utility Room	5'8"	×	6'4"
Conservatory	8'11"	×	9'9"
Integral Garage	8'6"	×	19'10"
WC			

First Floor

Bedroom 1	15'7"	×	10'9"
with Ensuite Shower/WC	5'6"	×	8'5"
Living Room	5'7"	×	16'5"

Second Floor

Bedroom 2	9'1"	×	16'8"
with Ensuite Bathroom/WC	6'1"	×	8'9"
Bedroom 3	12'8"	×	6'5"
Bedroom 4	12'8"	×	8'10"
Bathroom/WC	6'1"	×	6'5"

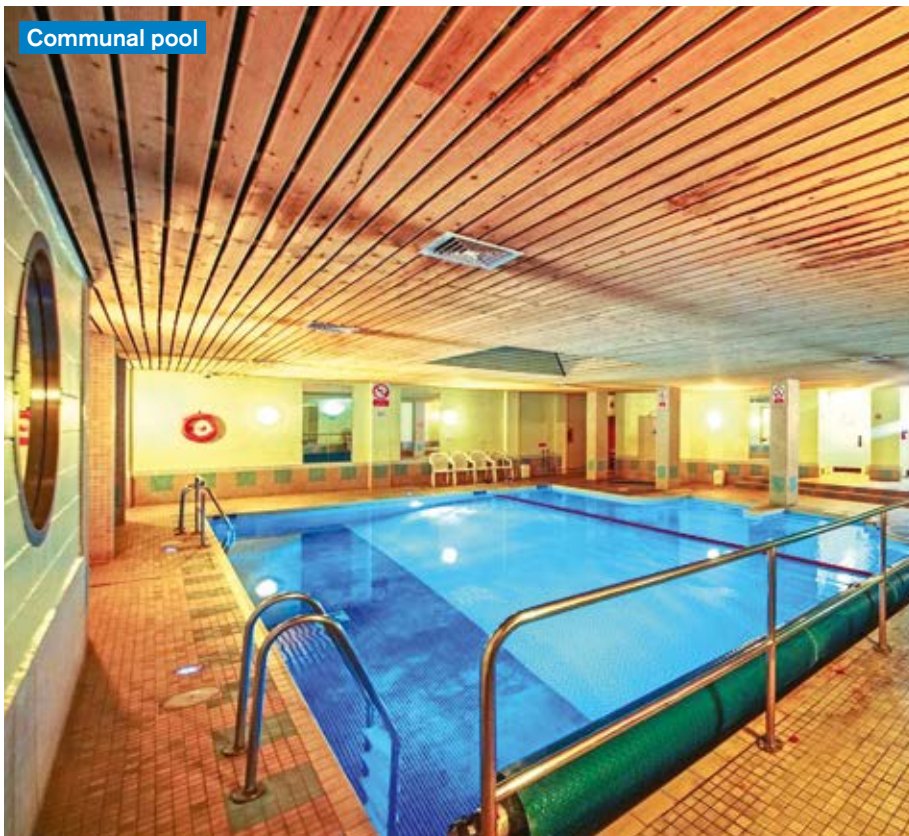
GIA Approx. 1,695 sq ft

Note 1: As per other houses in this development, there is potential to convert the garage into additional living accommodation, subject to obtaining the necessary consents.

Note 2: A similar size house at no. 12 Honeyman Close is currently on the market for £1,025,000.



Communal pool



Communal gym



Vacant 4 Bed House

The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

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