



SITUATION

Located within this popular residential area within close proximity to the local shopping facilities in Neasden Lane North and the open spaces of Welsh Harp and Neasden Park. Neasden Underground Station (Jubilee Line) is just over a mile distant and the area benefits from excellent road access being within easy reach of the North Circular Road (A406). Neasden lies approx. 6 miles north-west of central London and 1½ miles from Wembley Stadium.

PROPERTY

An end of terrace building comprising:

- **2 Self-Contained Flats** planned on ground and first floors each with a separate street entrance. Both flats include a fridge/freezer, cooker, washer/dryer and gas central heating.
- **Front garden**
- **Rear garden with shed.**
- **Garage** and gated **Parking Space** accessed via a shared drive.

Note 1: The property has the following potential, all of which are subject to obtaining the necessary consents:

- **Extend at the rear and into the loft space.**
- **Create a front parking area as per the adjoining property.**
- **Convert into a single dwelling house.**

ACCOMMODATION

Ground Floor Flat

1 Bedroom, Living Room, Kitchen, Shower Room/WC plus rear garden with Shed, Garage and Parking Space
(GIA Approx. 435 sq ft)

First Floor Flat

1 Bedroom, Living Room, Kitchen, Bathroom/WC and Balcony
(GIA Approx. 418 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 2: A 1 bed leasehold flat at No. 110 Braemar Avenue sold for £290,000 in October 2020 (source: zoopla.co.uk).

Note 3: Refer to Auctioneers for the virtual tour of the flats.

2 Vacant Flats

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

DKLM LLP

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Rear of property



Garage and gated parking space

