

# Lot 29

1 Preston Place, Willesden,  
London NW2 5NX

**\*Guide: £370,000+**  
**Vacant 2 Bed House**  
6 week completion



## SITUATION

Located within yards from the local shopping facilities on Willesden High Road which leads onto Walm Lane and Willesden Lane in this popular residential area. Dollis Hill and Willesden Green Underground Stations (Jubilee Line) are approx. ¾ mile distant. Willesden lies approximately 4 miles north-west of central London.

## PROPERTY

An end of terrace **2 Bed House** on ground and first floors which includes gas central heating and uPVC windows.

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Open Plan Living Room/Kitchen    22'11"    ×    18'6"

### First Floor

Bedroom 1    11'0"    ×    12'10"

Bedroom 2    11'0"    ×    9'8"

Bathroom/WC    9'0"    ×    7'8"

**GIA Approx. 825 sq ft**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note: Refer to the Auctioneers for the floor plan and video tour of the property.**



# Vacant 2 Bed House

The Surveyors dealing with this property are  
**Steven Grossman and Rocco Kay**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Creative Legals

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