

# Lot 21

15 Elm Road, Wembley,  
Middlesex HA9 7JA

**\*Guide: £600,000+**  
In the same family ownership for over 50 years.  
**Vacant 3 Bed House.**  
6 week completion



## SITUATION

Located close to the junction with St John's Road within this popular residential suburb and just a few minutes' walk from Wembley Central Station (Bakerloo, Lioness and Southern Lines) and the multiple shopping facilities in the High Road.

In addition, the property is approx. ½ mile from Wembley Stadium and Wembley Retail Park.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular A406 and M1 (Junction 1).

## PROPERTY

A 3 Bed terraced House on ground and first floors together with a **Rear Garden** that includes a **single storey detached Rear Building** as well as an **Outbuilding** to side of the house.

**The property does not currently have a kitchen or bathroom and is in need of complete refurbishment.**

**Refer to the Auctioneers for the floor plans and the video tour of the property.**

## ACCOMMODATION (measurements to maximum points)

### Ground Floor

Front Room	13'8" x 15'4"
Middle Room 1	12'1" x 10'11"
<i>interconnects with</i>	
Middle Room 2	8'3" x 8'0"
Rear Room	11'10" x 19'8"

### First Floor

Bedroom 1	19'1" x 15'6"
Bedroom 2	12'4" x 10'10"
Bedroom 3	11'9" x 17'0"
Middle Room	8'4" x 8'0"

**GIA Approx. 1,585 sq ft**

**Plus Rear Garden Building GIA Approx. 279 sq ft**

**Plus side Outbuilding**

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

# Vacant 3 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

Darlington Hardcastles  
Tel: 01923 774 272 Ref: Howard Schneider  
Email: howardschneider@dhsolicitors.co.uk



Rear of Property



Rear Garden Building