

LOT
15

By order of the Executors

Flats A-D 164 Willesden Lane, Willesden, London NW6 7PQ

GUIDE PRICE £1,300,000*

FOUR SELF CONTAINED FLATS WITH VACANT POSSESSION



The property is located in a prominent location in Brondesbury Park within walking distance of rail services at Brondesbury Park and Kilburn. Willesden Green is also within easy reach. Good road links are easily accessible including the A406 North Circular Road that connects to major routes such as the A1 and M1. The A5 is also close by and there is easy access into Central London. This lot is made up of four self contained flats located on the lower ground floor and hall floor levels of a detached period style dwelling that is made up of eight flats. We understand Flat A to be a two bedroom flat. Flat B is a shell in need of full refurbishment, We understand Flat C to be a three bedroom flat and Flat D is a two bedroom flat. The Auctioneers have not gained access to all four flats at the time of creating this description and therefore they are subject to change. The flats are all sold with vacant possession and this lot will be of interest to an investment buyer.

ACCOMMODATION

FLAT A – Lower ground floor, understood to be a two bedroom flat. EPC lists as 56 sq m
FLAT B – Lower ground floor, in need for complete refurbishment, EPC lists as 64 sq m
FLAT C – Hall floor, understood to be a three bedroom flat. EPC lists as 60 sq m
FLAT D – Hall floor, understood to be a two bedroom flat. EPC lists as 51 sq m

TENURE

Leasehold. 125 years from 24th June 1990. Thus approximately 91 years unexpired.
Ground Rent £400 pa.

LOCAL AUTHORITY & TAX RATING

London Borough of Brent Council Tax all flats Band D except Flat B that is listed as deleted.
EPC Flat A is Band D, Flat B is Band G, Flat C is Band C and Flat D is Band E

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN