

# Lot 16

## Freehold Of 165 Chapter Road, Cricklewood, London NW10 5LJ

**GUIDE PRICE: £3,000**



### FREEHOLD GROUND RENT INVESTMENT

This centre terraced dwelling is situated within a popular residential area approximately half a mile from Willesden Underground Station and local shopping facilities. The property consists of a one bedroom and a two bedroom flat both granted brand new 125 year leases with a ground rent of £200 pa each, totalling an investment income of £400 pa.

#### ACCOMMODATION

Ground floor flat consisting of one bedroom  
First floor flat consisting of two bedrooms  
Garden to rear

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Brent – 020 8937 1234

#### VENDOR'S SOLICITORS

Amit Bhagham,  
Vyman Solicitors,  
Vyman House,  
104 College Road,  
Harrow,  
Middlesex  
020 8427 9080

#### VIEWING TIMES

Please refer to Lots 14 & 15.

#### NOTE

The auctioneers reserve the right to sell lots 14, 15 & 16 either jointly or individually.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN