

LOT  
**26**

324a Neasden Lane, London  
NW10 0EP

**Guide Price: £290,000\***

**Larger than average investment flat with  
development potential**



This extremely spacious flat occupies three floors and is situated within the heart of Neasden Town Centre with its numerous bus links and within walking distance of Neasden Station. The A406 North Circular Road providing access to the M1 is close at hand. This flat offers way above average accommodation to include 4 bedrooms. In our opinion there may be scope to split this property into three self-contained flats, subject to obtaining any consents and/or planning permission that may be required. The property is currently let on a rent guarantee scheme until 31/01/16 at a rent of £20,020 pa and the property is sold with the benefit of this ongoing income. The flat does benefit from gas fired central heating and double glazing although it is in need of some updating. This property that is being sold with a new lease, will be of interest to investment buyers.

#### **ACCOMMODATION**

First Floor with Hallway, Kitchen/Diner, Living Room. Second Floor with Landing, Bedroom one, Bedroom Two, Bedroom three, Bathroom & Further Shower Room. Third Floor with Landing, Bedroom Four, Bathroom, Spacious Eaves Storage Area.

#### **TENURE**

We understand that a new 125 year lease will be granted from completion.

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Brent 020 8937 1234  
Council Tax Band C

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN