

276 Willesden Lane, Willesden Green, London NW2 5RB

Guide price £2,600,000*

IMPOSING FIRE DAMAGED DETACHED BUILDING WITH PLANNING FOR 8 SELF CONTAINED FLATS



This imposing detached dwelling is situated close to the junction of Lydford Road within a short walk of Willesden Green with its array of shops, cafes, bus connections and underground station. The area is within easy reach of road links such as the A406, A1 and M1 and also for Central London. The property is fire damaged and has the benefit of planning permission, granted under reference number 18/0756 for the demolition of the existing building and erection of a three storey building, plus basement with front and rear lightwells, in connection with the creation of 8 x self contained flats (4 x one-bed, 3 x two-bed and 1 x three-bed) with associated landscaping, bin stores and car parking to the front. We understand that this lot currently has a D1 rating. This is a prime development opportunity within an outstanding location and is sold with the benefit of vacant possession. Details of the planning permission are contained within the legal pack. The site is predominantly rectangular and occupies an area of approximately 8142 sf (0.186 acres).

ACCOMMODATION

Existing building consists of:- GROUND FLOOR – Five Rooms, Kitchen, WC FIRST FLOOR – Six Rooms, WC SECOND FLOOR – Three Rooms Parking to front and garden to side and rear.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent 020 8937 1234 There is no council tax rating on the VOA

VIEWING TIMES

This property is fire damaged and derelict. Any intending person viewing the property shall do so at their own risk. Please contact the Auctioneers for access details.



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN