

LOT

3

4 Third Avenue, Wembley,  
Middlesex HA9 8QE

**Guide Price £180,000\***

## TWO BEDROOM FIRST FLOOR PURPOSE BUILT MAISONETTE WITH OWN SECTION OF GARDEN



This two bedroom first floor purpose built maisonette benefits from its own section of garden and is situated in a quiet cul-de-sac off Carlton Avenue. The property is located conveniently between South Kenton mainline and underground rail station (Bakerloo Line) and Preston Road Underground station (Metropolitan Line). Good road links also serve the area including the A406, A40 and the M1 motorway. Shopping facilities can be found locally within Wembley park with further amenities at Brent Cross and Harrow. The property is currently generating £1250pcm under a Shorthold Tenancy Agreement that will expire on the 17th October 2019. A two month notice is to be given to terminate the tenancy agreement otherwise it will continue on a periodic tenancy. The property is in good condition throughout and benefits from double-glazing and gas central heating. This property will be of interest to investors.

### ACCOMMODATION

Entrance hall, stairs to first floor, kitchen diner, bathroom, bedroom 1, bedroom 2, reception room, rear access to private garden from kitchen.

### TENURE

Leasehold: Term of 99 years from the 14th October 1955 (Approximately 35 years remaining) **Note** A Section 42 notice of the Leasehold Reform, Housing and Urban Development Act 1993 to extend the lease will be served on the freeholder and the notice will be assigned to the buyer upon completion. Further details will be contained within the legal pack. **Service Charge** Approximately £1,600pa **Ground Rent** £20pa

### LOCAL AUTHORITY & TAX RATING

Brent Council 0208 937 1234 Council Tax Band: C

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN