

Lot 11

By Order of the Beneficiaries

81 Beresford Avenue, Wembley,
Middlesex HA0 1NU

GUIDE PRICE: £90,000



**GROUND FLOOR GARDEN MAISONETTE IN
NEED OF UPDATING**

This ground floor purpose built maisonette benefits from double glazing although it is in need of updating and modernisation throughout. The property offers one bedroom accommodation and has its own private gardens to front and rear and is being sold with the benefit of vacant possession. Beresford Avenue is situated within walking distance of Alperton and Stonebridge Park stations and within easy access of the A406 North Circular Road. We understand that there may be potential to obtain a grant from Brent Council to assist with updating properties within their borough.

ACCOMMODATION

Entrance hall, living room, double bedroom, kitchen, bathroom, own gardens to front and rear

TENURE

Leasehold – approx. 38 years unexpired

LOCAL AUTHORITY & TAX RATING

London Borough of Brent 020 8937 1234
Council Tax Band: B

VENDOR'S SOLICITORS

Refer to Auctioneers

VIEWING TIMES

Tues 9th April, Sat 13th April, Weds 17th April, Fri 19th
April, Weds 24th April ALL at 11am

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN