

Lot 6

3 Kings Court, Kings Drive, Wembley, Middlesex HA9 9ES

GUIDE PRICE: £150,000



FIRST FLOOR TWO BEDROOM FLAT WITH INVESTMENT INCOME

This first floor purpose built flat benefits from gas-fired central heating, secondary glazed windows and two double bedrooms. The property is presented in good decorative order throughout and is currently let on an Assured Shorthold Tenancy at £900 pcm (£10,800 pa). We understand that the tenancy has gone past it's initial period and is continuing on a holding over basis. The property is being sold with the benefit of this investment income and will therefore be of interest to investment purchasers. Kings Road is situated off Forty Lane, within close proximity of Wembley Park Station and within walking distance of the new Wembley Stadium and local shopping facilities.

ACCOMMODATION

Communal hallway, entrance hall, lounge 16'8 x 9'10, kitchen 10'9 x 7'8, bedroom one 13'4 x 7'3, bedroom two 11'8 x 9'4, bathroom, communal gardens.

TENURE

Leasehold: approx 91 years unexpired
Ground Rent: £70 rising

LOCAL AUTHORITY & TAX RATING

London Borough of Brent 020 8937 1200
Council Tax Band: C

VENDORS SOLICITORS

Ashton Rowe
128 Northfield Avenue
Ealing
London W13 9RT
0208 567 1234

VIEWING TIMES

By appointment through the Auctioneers or
joint agents Messrs Dalingtons 0208 566
4400



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN