

Lot 5

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

GUIDE PRICE: £100,000 PLUS



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). The tenancy details can be obtained by referring to the Auctioneers. 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 92 years unexpired
Ground rent: £70 rising

LOCAL AUTHORITY & TAX RATING

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

VENDORS SOLICITORS

Paresh Ghandi
PGA Solicitors
181a Kenton Road, Harrow, Middlesex HA3 0EY
020 8909 080

VIEWING TIMES

By appointment through Joint Auctioneers.
Dalingtons: 020 8566 4400



STARTING BID

NOTES

FINAL BID

SOLD ■ UN SOLD ■ SOLD PRIOR ■ WITHDRAWN ■