

# Lots 2 & 3

8 - 10 Chalfont Avenue, WEMBLEY,  
Middlesex HA9 6NS

**GUIDE PRICE: £350,000 EACH LOT**



## PAIR OF HOUSES, EACH CONVERTED INTO TWO FLATS

This pair of houses have each been converted into a pair of flats, comprising two bedrooms units to the ground floors and one bedroom units to the first floor. They are all presented in a refurbished condition. The flats all benefit from fitted kitchens, gas central heating and double glazing. There is also a garden to rear and ample off street parking to the front. Number 8 is an end of terraced dwelling and number 10 is a mid terraced dwelling. The properties are offered with full vacant possession and will be of great interest to investment purchasers. These lots will initially be offered together by the auctioneers.

### LOCATION

Wembley is located in North West London and forms part of Outer London. Road communications are good with the A406 North Circular Road providing access to the M25, M4, M40 and A1. Rail services to London Waterloo are available in approximately 32 minutes. Major facilities include Wembley Retail Park and Wembley Central. Chalfont Avenue runs parallel to Monks Avenue and is within one mile of the new Wembley Stadium complex.

### ACCOMMODATION

Ground floor flats in each dwelling consist of Entrance hall, Bedroom one 11'2 x 11', Bedroom two 10'1 x 7'8, lounge 16'4 x 11'11, kitchen 11'6 x 8'2, shower room.

First floor flats in each dwelling consist of Landing, bathroom, cloakroom, Bedroom 10'7 x 9'9, Lounge 16' x 10', Kitchen 12'2 x 10'3

### TENURE

Freehold.

### LOCAL AUTHORITY & TAX RATINGS

London Borough of Brent: 0208 937 1200  
Council Tax Band: D

### POPULATION & EMPLOYMENT

Last released figures show an urban population in the borough of 263,464 with a 63% employment rate.

### VENDORS SOLICITORS

T.Naveed  
Talat Naveed Solicitors  
1 Martindale Road, Hounslow  
Middlesex TW4 7EW  
0208 577 6666

### JOINT AUCTIONEERS

Lambourne Estates, 8 Kingsley Road, Hounslow, Middlesex TW3 1NP  
0208 569 5244

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■