

LOT  
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By order of the Government Legal Department

20a Lyne Court, Church Lane, Kingsbury NW9 8LE

**Guide Price £185,000\***

**FIRST FLOOR TWO BEDROOM MAISONETTE IN  
NEED OF UPDATING THROUGHOUT**



The property is situated on Church Lane within one mile of Kingsbury with its shopping facilities and station. It is also within easy reach of Wembley park and the National Stadium complex. Good road links serve the area including the A406 North Circular road that connects to the M1. There is also easy access onto the M25 London orbital Motorway. The property is a first floor two bedroom maisonette with its own section of garden. The property benefits from gas central heating (untested) and double glazing. It also has a very long lease and is sold with the benefit of vacant possession. This property will be of interest to investment buyers and owner occupiers.

**Please note that this lot is not open to pre-auction offers and will not be sold prior to auction under any circumstances. Any intending purchaser must register to bid in order to purchase. We remind all parties that bidding registration closes at 3pm the day before the auction.**

#### ACCOMMODATION

Landing, Bedroom one, Bedroom Two, Lounge, Kitchen, Separate WC, Shower Room, Section of Garden.

#### TENURE

Leasehold. 999 years from 25 December 1950, thus approximately 925 years unexpired.

#### LOCAL AUTHORITY & TAX RATING

London Borough of Brent

Council Tax Band C

EPC rating: E

#### VIEWING TIMES

By appointment through the Auctioneers

