

5 Kathleen Avenue, Wembley, Middlesex HA0 4JH

Guide Price £350,000*

MID TERRACED DWELLING IN NEED OF COMPLETE UPDATING THROUGHOUT



The property is situated just within a short walk of Alperton Station that serves the Piccadilly Line and within easy reach of Wembley High Road with its shopping facilities and main line station. The national stadium complex, station and business park is within two miles. The area is well served by local schools and numerous bus connections. Good road links are easily accessible including the A406 North Circular Road that connects to the major motorway network and the A40 that connects to Central London, the M40 and M25 London Orbital Motorway. Underground services are available at nearby Hanger Lane and Wembley Park. The property is a mid terraced three bedroom house with two reception rooms. The house does have off street parking and a detached garage that is approached via a rear access road. There is a large garden to the rear also. The house does benefit from double glazing, however, it is in need of complete updating and modernisation throughout. There is no heating system installed within the dwelling. There may be scope for further extension subject to obtaining any necessary consents that may be required. This will be of interest to builders, investment buyers and owner occupiers. PLEASE NOTE THAT THIS 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 CLOSSES AT 3pm THE DAY BEFORE THE AUCTION.

ACCOMMODATION

Hall, Front Reception, Rear Reception, Kitchen, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC, Gardens, Garage.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent
Council Tax Band D
EPC rating: G

VIEWING TIMES

Thursday 27th August @ 10.30 – 11am
Saturday 5th September @ 10.30 – 11am
Wednesday 9th September @ 10.30 – 11am
OPEN SESSIONS – NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN