

# Lot 15

165B Chapter Road,  
Cricklewood, London NW2 5LJ  
**GUIDE PRICE: £225,000**



**TWO BEDROOM FIRST FLOOR FLAT WITH  
INVESTMENT INCOME**

This first floor flat that forms part of a centre terraced dwelling is situated within a popular residential area approximately half a mile from Willesden Underground Station and local shopping facilities. The property offers two bedroom accommodation and is currently let on an Assured Shorthold Tenancy at £1083.33pcm (£12,999.96 pa). We understand that the existing tenant is holding over on the original terms of the Tenancy Agreement. The property is sold with the benefit of this investment income.

#### **ACCOMMODATION**

Reception room, kitchen, bedroom one, bedroom two, bathroom/WC

#### **TENURE**

Leasehold – a new 125 year lease will be granted upon completion with a ground rent of £200 pa.

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Brent 020 8937 1234  
Council Tax Band: C

#### **VENDOR'S SOLICITORS**

Amit Bhagham, Vymans Solicitors, Vyman House,  
104 College Road, Harrow, Middlesex, 020 8427 9080

#### **VIEWING TIMES**

By appointment through the Auctioneers

#### **NOTE**

The auctioneers reserve the right to sell lots 14, 15 & 16 either jointly or individually.

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD**  **UNSOLD**  **SOLD PRIOR**  **WITHDRAWN**