

LOT  
**9**

By order of the Executors

1 Medway Gardens, Wembley,  
Middlesex HA0 2RW

**Guide Price: £385,000\***

**THREE BEDROOM END OF TERRACE IN  
NEED OF COMPLETE UPDATING**



This end of terrace property is situated in a popular cul de sac within easy reach of Sudbury Town and Sudbury Hill Piccadilly Line Stations. The property is in need of complete updating and modernisation throughout and is sold with the benefit of full vacant possession. The house occupies a corner plot and may offer scope for development and extension, subject to obtaining any necessary planning consent that may be required. The property has a double length garage to the side with own driveway and this lot will be of interest to developers, investment purchasers and owner/occupiers. The site area measures 4995sf (0.11 acres) in total. **PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES.**

#### **ACCOMMODATION**

Entrance Hall, Living Room, Dining Room, Kitchen, Conservatory, Double Length Internal Garage, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Separate WC, Off Street Parking to Front, Garden to Rear.

#### **TENURE**

Freehold

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

London Borough of Brent 020 8937 1234  
Council Tax Band D

#### **VIEWING TIMES**

Thurs 2/2 @ 11am Weds 8/2 @ 11am Tues 14/2 @ 11am

#### **JOINT AUCTIONEERS**

Turbervilles, Hill House,  
118 High Street, Uxbridge UB8 1JT  
01895 201700



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN