

LOT  
**18**

12 Clifford Court, Tanfield Avenue,  
London NW2 7RY

**Guide Price £245,000\***

## TOP FLOOR TWO BEDROOM FLAT IDEAL FOR INVESTMENT



This second floor two bedroom flat forms part of a block on the edge of Neasden town centre with its shopping facilities, bus connections and underground station. The A406 North Circular Road is close at hand providing easy access to the A1, M1 and Brent Cross Shopping Centre. The flat has gas central heating and does require some updating throughout. We are informed that the lease has recently been extended and the flat is sold with vacant possession. This property will be of interest to investment buyers and owner occupiers.

### ACCOMMODATION

Entrance Hall, Bedroom One, Bedroom Two, Living Room, Bathroom, Kitchen.

### TENURE

Leasehold approximately 160 years unexpired.

### LOCAL AUTHORITY & TAX RATING

London Borough of Brent 020 8937 1234  
Council Tax Band C EPC Band E

### VIEWING TIMES

By appointment through the Auctioneers subject to government covid 19 guidelines.

### JOINT AUCTIONEERS

Daniels Estate Agents, 352 Neasden Lane, Neasden, London, NW10 0AD 020 8452 7000



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN