

LOT
11

27 Neeld Crescent, Hendon,
London NW4 3RP

Guide Price £900,000*

**SEMI DETACHED HOUSE WITH
EXCELLENT DEVELOPMENT POTENTIAL**



This semi-detached dwelling is situated in an excellent location off the Hendon Way within walking distance of Hendon Central with its local shops, bus connections and Station. Brent Cross shopping centre is within two miles and excellent road links are nearby providing easy access to the major motorway networks and Central London. We are advised that the property has rights under permitted development for a loft room and outbuilding. The property also has potential to convert into self-contained flats subject to obtaining any necessary planning consent that may be required. The vendors have commissioned drawings for the permitted development and proposed conversion of the dwelling and these are contained within the legal pack. The property is currently let on a room by room basis and we understand that the general income relates to £4300pcm (£51,600pa). The Auctioneers believe that some rooms are vacant at present and any intending purchaser will need to make their enquiries in this regard. The property is sold with this or in part the general ongoing income. The Auctioneers reserve the right to sell this property with Lot 12.

ACCOMMODATION

Seven rooms, kitchen and bathroom facilities

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Barnet Council Tax Band G, EPC Rating: E

VIEWING TIMES

By appointment through the Auctioneers, subject to Government Covid 19 guidelines.

JOINT AUCTIONEERS

Dreamview Estates, 34 Golders Green Road,
London, NW11 8LL 020 8455 0055



STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN