

LOT
12

29 Neeld Crescent, Hendon,
London NW4 3RP

Guide Price: £1,350,000*

**DETACHED DWELLING IN EXCELLENT
LOCATION WITH PLANNING GRANTED
FOR 7 FLATS**



This 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. The local authority have granted planning permission under reference 19/4573/NMA for the demolition of the existing dwelling and to be rebuilt as a block of 7 self contained flats. The attractive scheme will offer undercroft parking, communal garden and spacious flats as follows:- Lower and Ground: Flat 1: 70.5 sm, Flat 2: 75.8 sm, Flat 3: 76.0 sm, Flat 4: 73.0 sm: First Floor: Flat 5: 58.2 sm, Flat 6: 68.7 sm, Second Floor: Flat 7 81.0 sm. The property is currently let on a room by room basis and we understand that the general income when fully occupied relates to £3250 pcm (£39,000 pa) although we believe that some rooms are vacant at present. Any intending purchaser will need to make their enquiries in this regard. The property is sold with any ongoing income. The Auctioneers reserve the right to sell this property with Lot 11.

ACCOMMODATION

We understand the property has 6 rooms and associated kitchen and bathrooms with garden to rear.

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☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN