



All enquiries Ref: James Paterson



- Long leasehold second floor purpose built self-contained flat
- Investment

**Location:**

The property is situated on Kenton Road between its junction's with Orchard Grove and Honeypot Lane. Public transport links include Kingsbury underground station (Jubilee Line) together with a network of local bus services serving the surrounding vicinity. Road links include the A4006, A5, M40 and M1. Shopping amenities can be found locally within Kingsbury with an extensive range of shops, bars and restaurants being found in Harrow and Wembley. Recreational pursuits can be found locally at the open spaces of Roe Green Park and Queensbury Park.

**Description:**

Long leasehold second floor purpose built self-contained flat.

**Accommodation:**

Third floor: Loft room, WC  
 Second floor: Three bedrooms, reception room, kitchen, shower room/WC, Cloakroom/WC, hallway

**EPC rating:** D

**Council Tax Band:** C

**Lease:**

Held on a long lease for a term of 125 years (less 3 days) from 25<sup>th</sup> December 1972 at a ground rent of £100 per annum (rising)



**Note:**

The property benefits from a recently installed Gas Central Heating Combi boiler.

**Note 2:**

At the request and full expense of the buyer, the buyer shall be entitled to request the seller to execute a Section 42 Notice of claim under the Leasehold Reform, Housing and Urban Development Act 1993. Please refer to the Special conditions of sale available from the auctioneers.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

