



All enquiries Ref: James Paterson



- **Substantial freehold three floor mid terrace building arranged as 7 self-contained flats requiring modernisation**
- **Full vacant possession**

#### Location:

The property is situated on Leghorn Road between its junctions with Furness Road and Park Parade. Public transport links include Willesden Junction and Harlesden mainline rail stations together with a network of local bus services serving the surrounding vicinity. Road links include the A406 and A40. Shopping amenities can be found locally within Harlesden with an extensive range of shops, bars and restaurants being found in Westfields Shopping Centre to the south and Wembley to the north.. Recreational pursuits can be found locally at the open spaces of Bramshill Road Open Space, King Edward VII Park and Roundwood Park.

#### Description:

Substantial freehold three floor mid terrace building arranged as 7 self-contained flats requiring modernisation.



#### To view:

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

#### Accommodation:

| Unit: | Floor:         | Accommodation:   | EPC Rating: | Council Tax Band: |
|-------|----------------|--|-------------|-------------------|
| 1     | Ground (front) | Studio room with kitchenette, shower room/WC                           | E           | A                 |
| 2     | Ground (mid)   | Studio room with kitchenette, shower room/WC                           | E           | A                 |
| 3     | Ground (rear)  | Studio room, separate kitchen, bathroom/WC, hallway, access to garden, | C           | A                 |
| 4     | First (rear)   | Studio room, separate kitchen, shower room/WC, hallway,                | E           | A                 |
| 5     | First (mid)    | Studio room with kitchenette, bathroom/WC                              | E           | A                 |
| 6     | First (front)  | Studio room with kitchenette, shower room/WC                           | E           | A                 |
| 7     | Second         | Studio room with kitchenette, shower room/WC                           | D           | A                 |

Outside: Front yard and rear garden

