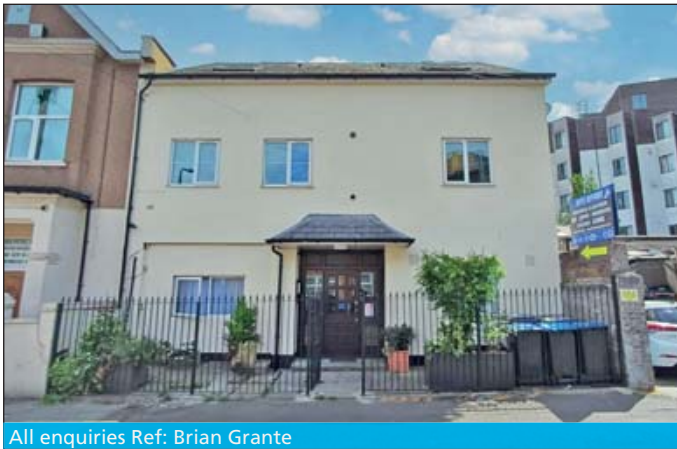




- Leasehold first floor flat with balcony/terrace
- Planning permission to extend to provide a 2 bedroom flat
- Full vacant possession

Location:

The property is situated on, St. Thomas's Road, located off Craven Park Road and Fortune Gate Road in vibrant Harlesden. Transport options include local bus routes, Harlesden rail and Bakerloo London Underground station or road links via the A404, A406, M1 and M40.

Accommodation:

One bedroom, reception room, kitchen, bathroom/WC
Outside: Balcony/terrace

EPC rating: C

Council Tax Band: B

Planning:

Planning permission granted by Brent Council upon appeal on 16/5/23 for the "Proposed single-storey rear extension at first floor level to flat" (Application No: 23/0707). **Proposed:** Two bedrooms, reception room and kitchen, bathroom/WC

Lease:

Held on a long extended lease for a term of 125 years from 29/12/86 plus an additional extended 90 years (to 2201) at a peppercorn ground rent.

To view:

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

