# Wenlock & Taylor



# Fairfield Court, Longstone Avenue

Harlesden/Willesden, London, NW10 3TS Guide Price £4,250,000

EXCITING RESIDENTIAL INVESTMENT OPPORTUNITY - FOR SALE BY AUCTION - VIA ALLSOPS (020 7494 3686) 25th/26th SEPTEMBER 2024. As joint auctioneers, we are proud to offer a Freehold (3 separate Detached) purpose built block of 24 x 2 bedroom flats with communal gardens. 15 flats are Let on AST agreements producing £23,445.00 pcm and 9 flats sold on long leases. Planning permission has been granted for proposed two second floor and a third floor extension to create 6 new self-contained dwellings including 4 rear dormer windows and new solar pane. Total current rent reserved £282,340 per annum. In the same family ownership since 1939. Guide price £4,250,000 +.

- WE ARE JOINT AUCTIONEERS IN SALE BY AUCTION VIA
- (3 SEPARATE/DETACHED) BLOCK OF 24 x 2 BEDROOM FLATS
- 15 FLATS LET ON AST'S PRODUCING £23,445.00 pcm
- 9 FLATS SOLD ON LONG LEASES
- PLANNING PERMISSION FOR 6 FLATS IN SECOND/THIRD
- NEAR WILLESDEN JUNCTION STATION & MOMENTS FROM ROUNDWOOD PARK
- AUCTION 25th/26th SEPTEMBER 2024,
- IN SAME FAMILY OWNERSHIP SINCE 1939

#### Viewing

Please contact our Wenlock & Taylor Office on 020 8969 0122 if you wish to arrange a viewing appointment for this property or require further information





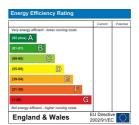


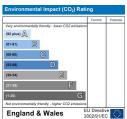


## Floor Plan Area Map



### **Energy Efficiency Graph**













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