

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 ALLSOPS (020 7494 3686)
- (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 FLOOR LOFT EXTENSIONS
- GUIDE PRICE - £4,250,000 +
- 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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