



All enquiries Ref: Kristian Georgiou



- Freehold two floor semi-detached house arranged as two flats
- Planning permission to convert into three flats
- Approx GIA. 141 sq m / 1,515 sq ft
- Approx plot. 263 sq m / 2,835 sq ft
- Full vacant possession

Location:

This corner semi-detached property which is currently arranged as two flats is situated within Cecil Road, located off Acton Lane. Public transport links include Harlesden Rail and Underground Station (Bakerloo line), Willesden Junction Rail and Underground Station (Bakerloo line) together with North Acton Underground Station (Central line). The area is also served by a network of local bus services with road links including the North Circular Road (A406) lying to the north and the A40 (M) lying to the south. Shopping amenities can be found locally along the High Street with recreational pursuits being found at Roundwood Park lying to the north.

Accommodation:

First floor flat: Two bedrooms, reception room, kitchen/diner, shower room/WC  
Ground floor flat: Two bedrooms, reception room, kitchen/diner, bathroom/WC, separate WC  
Outside: Front and rear garden

Proposed accommodation:

Unit	Accommodation
Flat 1	One bedroom, reception room/kitchen, shower room/WC, garden
Flat 2	One bedroom, reception room/kitchen, shower room/WC, garden
Flat 3	Three bedrooms, reception room/kitchen, shower room/WC, en-suite shower room, study, roof terrace
Outside	Communal gardens, bike shed



EPC rating: D

Council Tax Band: E

Planning:

Planning permission was granted by Brent Council on 26 February 2024 under planning application reference 24/0498 for the demolition of conservatory and conversion of dwellinghouse into 3 self-contained flats and works to include a single and two storey side extension, first floor rear extension, alteration to ground floor rear extension, rear dormer window, roof terrace, new decking, alterations to fenestration, subdivision of amenity space, provision of cycle and refuse storage, fencing and landscaping

To view:

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



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