



Online Auction

Thursday 11th June 2026

51 Park Parade, Harlesden,
London NW10 4JB

SW

Sanderson
Weatherall



Freehold residential building arranged as two self-contained flats (one x 1 bedroom flat and one x 3 bedroom flat) — Occupancy terms and rent unknown

Guide Price: £575,000

Bidder security deposit: £3,500
Start time: 10.00am

Property Summary

- On the instructions of the Joint Fixed Charge Receivers
- Freehold residential building arranged as two self-contained flats
- One x 1 bedroom flat and one x 4 bedroom flat
- Off-street parking
- Occupancy terms and rent unknown



Location

Harlesden is located 3 miles south-east of Wembley, 6 miles north of Hammersmith and just over 5 miles north-west of central London. The area benefits from good transport routes including A404, North Circular Road (A406), West Way /Western Avenue (A40) that leads to the M40 and the M25 motorway (Junction 16). Overground (Lioness and Mildmay Lines) and Underground (Bakerloo Line) services are close by.

The property is situated on the south side of Park Parade, almost opposite the junction with Springwell Avenue and just to the west of the roundabout with Harlesden Road and Wrotesley Road in a busy mixed use area.

Description

The property comprises a two storey semi-detached house of brick construction beneath a pitched slate roof converted to provide a ground floor one bedroom flat and a four bedroom flat arranged over the first and second (loft) floors. There is off-street parking for two vehicles at the front of the property.



Accommodation

Ground Floor Flat

Living room, kitchen, bedroom, bathroom, utility

First/Second Floor Flat

First Floor

Three bedrooms, bathroom

Second Floor (Loft)

Living room, kitchen, bedroom, bathroom

Note

The property has not been internally inspected by the Auctioneers. This information has been provided by a third party valuation report. Access to the property may not be possible, so interested parties will need to make their own further enquiries to understand the exact configuration of the property.

Tenancy

The receivers have not been provided with copy lease, license, tenancy agreement or any other document to confirm the terms under which the property is being occupied. We do not know if any rent is being paid or demanded. We understand the property is occupied. Interested parties will need to make their own further enquires. If we are provided with any further information this will be uploaded to the legal pack.



Sanderson
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Guide Price

£575,000

Tenure

Freehold

EPC

Awaiting

Council Tax

Band D

VAT

Please refer to the legal pack

Contact: 020 7851 2100

Website: www.swpropertyauctions.co.uk

Local Planning Authority

Brent Council (020 8937 5210) www.brent.gov.uk

Legal documentation

Interested parties should read the legal pack for further information.

Please visit www.swpropertyauctions.co.uk to download the pack.

Seller's Solicitor

Brecher LLP

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