



All enquiries Ref: Callum Glenn



- Leasehold ground floor purpose built self-contained flat requiring modernisation
- Private garden
- Strong transport links nearby
- Full vacant possession

Location:

The property is situated on Third Avenue which is located off Carlton Avenue East. Public transport links include South Kenton mainline and underground rail stations (Bakerloo Line), Wembley Park Underground station (Jubilee Line) and Preston Road Underground station (Metropolitan Line). Further transport is provided by network of bus services serving the surrounding vicinity with road links including the A406 (North Circular Road), A40 and the M1 motorway all accessible locally. Shopping amenities can be found locally within Wembley Park with further amenities being found in Brent Cross and Harrow. Recreational pursuits can be found at the open spaces of Northwick Park.

Accommodation:

Two bedrooms, reception room, kitchen, bathroom/WC
 Outside: Front and rear gardens

EPC rating: C

Council Tax Band: C

Lease:

Held on a long lease for a term of 99 years from 14th October 1955 (Thus having approximately 29 years remaining) at a ground rent of £20 per annum

To view:

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

