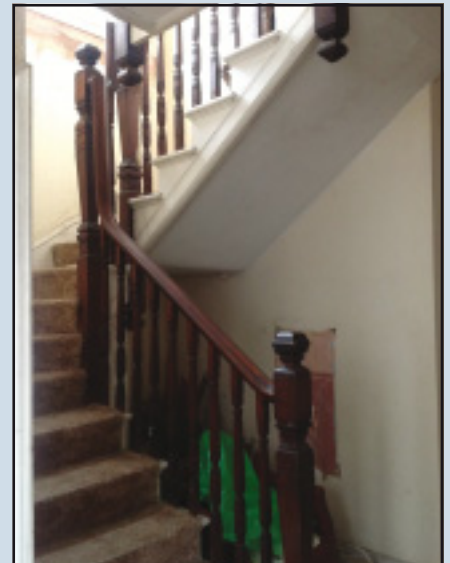


Lot 6

By Order of the Beneficiaries

69 Dagmar Avenue,
Wembley, Middlesex HA9 8DQ
GUIDE PRICE: £400,000



SPACIOUS DETACHED DWELLING IN NEED OF COMPLETE UPDATING THROUGHOUT

This spacious detached dwelling situated close to Wembley High Street and Wembley Park as well as the National Stadium, is in need of complete updating throughout. The property occupies a substantial plot and may be suitable for conversion into flats subject to obtaining any necessary planning consent that may be required. Alternatively it could be restored as a spacious family home. The property does benefit from gas-fired central heating (untested) and we understand that a new roof covering was installed approximately 5 years ago. The property offers generous living accommodation that includes 4 bedrooms to the first floor and we understand in the past has been let out on a room by room basis. There may be possibilities to further extend the property subject to obtaining any necessary planning consent. The property does retain a number of its original features and

also benefits from a cellar as well as off street parking. The property is to be sold with the benefit of full vacant possession.

ACCOMMODATION

Entrance hall, room one, room two, cloakroom, further area to side of property consisting of two rooms (please note there are holes in the roof to this section), inner hall, room three, scullery, kitchen, cellar, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, shower room, bathroom, separate WC, off street parking to the front, rear garden approximately 50' in depth.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent
020 8937 1234

VENDORS SOLICITORS

Janice Bartlett
W R Burrows Solicitors
298-300 Preston Road
Harrow HA3 0QB
020 8904 4150

VIEWING TIMES

30/1, 5/2, 9/2, 13/2 – all at 1pm

STARTING BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN

FINAL BID