

Lots 5 & 6

8 & 10 Chalfont Avenue,
Wembley, HA9 6NS

GUIDE PRICE: £340,000 EACH



PAIR OF HOUSES EACH PRODUCING £18,900 PER ANNUM

This pair of houses that have been extended to the rear are both jointly let on assured shorthold tenancy agreements for 12 month terms at £18,900 per annum each. The tenancy at No.8 commenced on 1st September 2007 and the tenancy on No.10 commenced on 6th August 2007. The properties are both sold with the benefit of this investment income. The properties are well presented and benefits include gas-fired central heating and double glazed windows. There is also a garden to the rear and off-street parking to the front. No.8 is an end of terrace dwelling and No.10 is a mid-terraced dwelling. The properties both offer 3 bedroom accommodation and in our opinion offer excellent potential for conversion into flats subject to obtaining any necessary planning permission that may be required.

The Auctioneers reserve the right to sell these properties individually or together.



LOCATION

Wembley is located in North West London and forms part of Outer London. Road communications are good with the A406 North Circular Road providing access to the M25, M4, M40 and A1. Rail services to London Waterloo are available in approximately 32 minutes. Major facilities include Wembley Retail Park and Wembley Central. Chalfont Avenue runs parallel to Monks Avenue and is within one mile of the new Wembley Stadium complex.

ACCOMMODATION

Each dwelling consists of entrance hall, Room 1: 11'2 x 11', Room 2: 10' 1 x 7' 8, Room 3: 16'4 x 11', kitchen 11'6 x 8'2, shower room, first floor landing, bathroom, cloakroom, Room 4: 10'9 x 7'99, Room 5: 16' x 10', Room 6: 12' 2 x 10' 3.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Brent: 020 8937 1200
Council Tax Band: D

POPULATION & EMPLOYMENT

Last released figures show an urban population in the borough of 263,464 with a 63% employment rate.

VENDORS SOLICITORS

T. Naveed
Talat Naveed Solicitors
1 Martindale Road, Hounslow,
Middlesex TW4 7EW

020 8577 6666

VIEWING TIMES

31st January @ 12.30pm
5th February @ 12 noon
8th February @ 11 am
12th February @ 11 am

Please call the Auctioneers to confirm.

STARTING BID

NOTES

FINAL BID

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■