

**Lot 5**

**By Order of the Court of Protection**

**9 Chestnut Court, Chestnut Ave,  
Wembley, Middlesex HA0 2LT  
GUIDE PRICE: £60,000**



**GROUND FLOOR TWO BEDROOM  
MAISONETTE IN NEED OF UPDATING**

This ground floor two bedroom maisonette that benefits from its own garden requires a fair amount of updating and modernisation throughout. The property does include double glazing and gas-fired central heating and is being with the benefit of vacant possession. The property forms part of a popular development that surrounds a central area of greenery and is within walking distance of local shops, bus connections and Sudbury Town Piccadilly Line Station.

**ACCOMMODATION**

Entrance hall, living room 12'10 x 12'7, bathroom, kitchen 12'3 x 7'1, bedroom one 11'1 x 11'10, bedroom two 10' x 8'4, private rear garden

**TENURE**

Leasehold – 23 years unexpired

**LOCAL AUTHORITY & TAX RATING**

London Borough of Brent 020 8937 1234  
Council Tax Band: C

**VENDOR'S SOLICITORS**

Louise Thomas  
Montague Lambert  
41-41a Haven Green  
Ealing, London  
W5 2NX  
020 8997 2288

**VIEWING TIMES**

31/1 @ 12.30, 9/2 @ 12.30, 14/2 @ 12.30

**STARTING BID**

**FINAL BID**

**NOTES**

**SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN ☐**