

**LOT
15****By Order of a Major Housing Association****153a Kilburn Park Road, London NW6 5LD****Guide Price £300,000*****TWO BEDROOM GARDEN FLAT IN NEED OF UPDATING THROUGHOUT**

This two bedroom garden flat is situated in a popular location backing onto Paddington Recreational Ground and Park. Maida Vale and Kilburn Park Stations are both within a short walk with Queens Park and St Johns Wood Stations being a bit further in distance. Good road links are easily accessible including the A40 Western Avenue that connects to the M40 and the M25 London orbital motorway. The area is well served by shops and local bus routes. The flat offers two bedroom accommodation with living room, kitchen and bathroom. The flat also includes its own spacious garden. The flat is in need of updating and modernisation throughout and is sold with vacant possession. This property is a basement flat within a converted mid terraced dwelling. This flat will be of interest to investment purchasers and owner/occupiers.

ACCOMMODATION

Lounge, bedroom One, Bedroom Two, Kitchen, Bathroom, Own Private Garden.
The EPC lists the accommodation as 70m².

TENURE

99 years from 25th December 1986, thus approximately 61 years unexpired.
Ground Rent £150 pa rising to £300 pa

LOCAL AUTHORITY & TAX RATING

Westminster City Council
Council Tax Band E
EPC Band C

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID**FINAL BID****NOTES** SOLD UNSOLD SOLD PRIOR WITHDRAWN