

2 The Avenue, Wembley, Middlesex HA9 9QJ

Guide Price £1,200,000*

**DETACHED DWELLING ARRANGED AS TWO MAISONNETTES
WITH PP TO DEMOLISH AND ERECT 8 FLATS**



This detached dwelling is arranged as a pair of three bedroom maisonettes just off Preston Road with its local shops and Metropolitan Line Train Station. Wembley and its famous stadium complex, shops and main line rail services is within a mile and a half. Other train services can be found at nearby Wembley park and Kingsbury. The property occupies a good sized corner plot of approximately 704 sm (0.173 acres) and has been granted permission under reference 21/3909 for the demolition of the existing two storey house and erection of a part three storey, part four storey building comprising 8 self-contained flats, installation of new vehicular access, provision of 5 off street car parking spaces, refuse and cycle storage and external amenity space. We understand that the make-up of the development will be 2 x Three Bedroom Flats, 3 x Two Bedroom Flats and 3 x One Bedroom Flats. The rear has a south westerly aspect. The property is sold with vacant possession and will be of interest to developers.



ACCOMMODATION

Both flats consist of identical accommodation: Three Bedrooms, Kitchen, Bathroom and Living Room.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent
Council Tax Both Flats B and C
EPC rating: D

VIEWING TIMES

The site may be viewed at any time. Please be courteous to neighbours. Internal inspections if desired are to be arranged by appointment through the Auctioneers.



STARTING BID

FINAL BID

NOTES SOLD UNSOLD SOLD PRIOR WITHDRAWN