

Lot 29

Flat K, Welford House, 114 Shirland Road, Maida Vale W9 2BT

GUIDE PRICE: £330,000



**THIRD FLOOR PURPOSE BUILT ONE
BEDROOM FLAT IN NEED OF UPDATING
WITH POTENTIAL**

This one bedroom third floor flat within an imposing red brick building benefits from gas-fired central heating and entry-phone systems (neither tested) and is in need of basic cosmetic updating. Potential exists to reconfigure the accommodation to 2 bedrooms, subject to receiving all necessary planning consents that may be required. The property is located on the south side of Shirland Road close to the junction of Elgin Avenue within close proximity to local shops, underground stations and road links including the A5 and A40. The property is being sold with the benefit of full vacant possession.

ACCOMMODATION

Communal hallway, entrance hall, living room, bedroom, kitchen with dining area, bathroom, separate WC

TENURE

Leasehold – 125 years from 28 November 2000
Ground Rent: £100 pa rising
Service Charge: £856.18 pa

LOCAL AUTHORITY & TAX RATING

Westminster City Council 020 7641 6000
Council Tax Band: D

VENDOR'S SOLICITORS

Sharpe & Co,
Sherbourne House,
23–25 Northolt Road,
South Harrow,
Middlesex
HA2 0LH
020 8422 4555

VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN