

**LOT  
15****By Order of The Executors****165 Holland Road,  
London NW10 5AX****Guide Price: £490,000\*****FREEHOLD INVESTMENT INCLUDING  
SHORT LEASE FLAT AND A THREE  
BEDROOM VACANT FLAT**

This attractive turn of the century terraced dwelling consists of a pair of converted flats. The ground floor has been sold on a long lease and has 48 years unexpired. The first floor is a vacant three bedroom flat in need of some updating although it does benefit from gas fired central heating and double glazing. This flat is fully vacant and offers scope to extend into the loft space subject to obtaining any necessary planning consent that may be required. The property is situated within walking distance of Kensal Rise and Kensal Green Stations as well as local shops and bus connections. Good road links serve the area providing access into Central London. This lot offers excellent investment potential.

**ACCOMMODATION**

First Floor Flat consists of First Floor Landing, Living Room, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Kitchen.

**TENURE**

Freehold. The Ground Floor Flat has approximately 48 years unexpired on their lease.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Brent 0208 937 1234  
Both Flats are Rated Band D for Council Tax

**VIEWING TIMES**

Tuesday 13th March @ 11am  
Tuesday 20th March @ 11am  
Tuesday 27th March @ 11am

**STARTING BID****FINAL BID****NOTES** SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN