

LOT

4

By Order of the Executors

18–18a Church Road,
London NW10 9PX

Guide price £70,000*

FREEHOLD GROUND RENT INVESTMENT



This extended terraced dwelling has been converted into a pair of self-contained flats and is located close to the junction of Craven Park and Harlesden with its shopping facilities and travel connections. The area is served by Dollis Hill, Neasden and Willesden Junction stations. Good road links serve the area including the A40, A406 and access to the motorway network. We understand that each flat has a section of rear garden with the ground floor having three bedrooms and the first floor having two bedroom accommodation. Both flats are held on leases of 99 years from 29th September 1975 at ground rents of £25pa rising to £75pa. Thus each flat has an unexpired lease term of approximately 57 years. We understand that the ground rent increases are in increments of £25 every 33 years. This lot will be of interest to investment purchasers.

ACCOMMODATION

Ground Floor Flat Three Bedrooms, Kitchen, Bathroom, Living Room, Dining Room, Section fo Garden.

First Floor Flat Two Bedrooms, Living Room, Kitchen, Bathroom, Dining Room, Own Section of Garden.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent 0208 937 1234

Both Flats Council Tax Band C

VIEWING TIMES

External viewing only

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN