

LOT

7

90 Anson Road, London NW2 6AG

**Guide Price £1,150,000\***

**SPACIOUS FOUR BEDROOM SEMI  
DETACHED IN NEED OF UPDATING WITH  
DEVELOPMENT POTENTIAL**



This spacious corner sited semi-detached dwelling is situated with walking distance of Cricklewood Broadway with its shopping facilities and bus connections. It is also equidistant to Willesden Green with its similar facilities and Underground Station (Jubilee Line). Good road links serve the area including the A406, A1, M1 and easy access onto the M25. The property is a corner sited four bedroom dwelling with garage and it is in need of complete updating and modernisation throughout. The dwelling could be updated into an outstanding family dwelling or has the potential for subdivision into flats. There is a current planning application being considered under reference number 20/0174 for the conversion into three self-contained flats (1 x Three Bedroom, 1 x Two Bedroom, 1 x Studio). The drawings are available from the Auctioneers and we will update interested parties with the application. The property is sold with vacant possession.

**ACCOMMODATION**

Entrance Hall, Lounge, Cloakroom, Dining Room, Kitchen, Breakfast Room, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom, Separate WC, Gardens, Detached Garage.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Brent 020 8937 1234  
Council Tax Band G

**VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN