

**IN SAME OWNERSHIP SINCE 1985**



**SITUATION**

Located within yards from Willesden High Road which leads onto Walm Lane and Willesden Lane in this popular residential area. Dollis Hill (Jubilee Line) & Willesden Green (Jubilee Line) Underground Stations are less than a mile away. Willesden lies approximately 4 miles north west of central London.

**PROPERTY**

A corner building comprising a **Ground Floor Office** with first floor **Upper Part currently configured as a Flat (See Note 1)**.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Office & Uppers with Potential Residential Use**

The Surveyors dealing with this property are **NICHOLAS BORD** and **MATTHEW BERGER**

**ACCOMMODATION**

**Ground Floor Office**

2 Rooms Area Approx. 325 sq.ft  
WC

**First Floor Ancillary (Currently configured as a Flat - See Note 1)**

2 Rooms, Kitchen, Shower Room/WC

**Note 1: The First floor has been used as a flat for over 8 years as per a Statutory Declaration - See Legal Pack**

**Note 2: There is potential to convert the property into 2 x 1 Bed Flats, subject to obtaining the necessary consents.**



**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts