

REDEVELOPMENT OPPORTUNITY FOR 4 NEW BUILD FLATS



SITUATION

Located at the junction with Kinch Grove on a prominent corner location in this popular residential suburb and within easy walking distance of Preston Road Underground Station (Metropolitan Line). The property is ideally located within the catchment area of Mount Stewart School and within close proximity to University of Westminster (Harrow Campus), Northwick Park Hospital, Harrow School and within 1 ½ miles of Wembley Park.

PROPERTY

A 1930s built **Detached 4 Bed House** on a sizeable corner plot benefitting from a large **Private Driveway** together with a **Garage** and a **Garden** and gas central heating (not tested).

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

House with Planning for 4 Flats

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

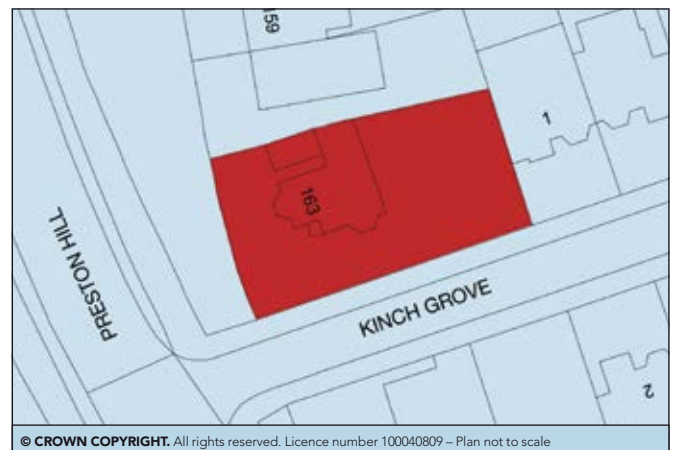
Ground Floor

- Entrance Hall
- Lounge
- Dining Room
- Kitchen
- Shower Room
- Separate WC

First Floor

- 4 Bedrooms (3 Double)
- Bathroom/WC

Plus Garage



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PLANNING

Planning Permission was granted on 13th June 2016 by Brent Council for 'Demolition of existing building and erection of a 2 storey building with a basement level to provide 4 self-contained flats (1 × one bedroom units, 2 × two bedroom units and 1 × three bedroom unit) to include alteration to existing and creation of an additional vehicular crossover off Kinch Grove, car and cycle parking spaces, provision for waste and recycling, fencing and associated landscaping (as per revised plans received on 24 April 2016)' (Planning ref No. 15/0287).

Flat A –Ground Floor:

3 Beds, 2 Baths, Living Room/Kitchen
(Approx. 943 sq ft)

Flat B –Ground & First Floor:

2 Beds, 1 Bath, Living Room, Kitchen, sep. WC
(Approx. 824 sq ft)

Flat C –First Floor:

2 Beds, 1 Bath, Living Room/Kitchen
(Approx. 703 sq ft)

Flat D –First & Second Floor:

1 Bed, 1 Bath, Living Room/Kitchen
(Approx. 651 sq ft)

Planning Permission documentation and Floor Plans available from Auctioneers.



VENDOR'S SOLICITORS

Seddons – Tel: 020 7725 8000

Ref: S. Noonoo – Email: simon.noonoo@seddons.co.uk

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 £500 (including VAT) upon exchange of contracts