



The Property

SITUATION

Located within this popular residential area, close to the junction with Brampton Grove and close to various schools including Elmgrove Middle School and Priestmead Primary School, and only 1 mile away from **St Anns Shopping Centre** in Harrow.

Kenton is a north-west London suburb being approx. 9½ miles from central London benefitting from excellent transport links via the A5, Kenton Station (Overground and Bakerloo Line) and being less than 1 mile away from Harrow and Wealdstone Station (London Overground, Southern Line, London Midlands and Bakerloo Line) which benefits from a 12 minute fast train to London Euston.

PROPERTY

A mid-terrace **3 Bed House** planned on ground and first floors benefitting from:

- uPVC double glazing
- Gas central heating
- 30ft Deep Garden
- Parking for 2 cars

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The house is currently let on an AST at £20,400 p. a. (£1,700 pcm) but the tenants will be vacating prior to completion – refer to the Special Conditions of Sale.

Note 2: The adjoining property (No. 52 – 5 Bed semi-detached house) sold for £795,000 in June 2018 (source: rightmove.co.uk).

ACCOMMODATION

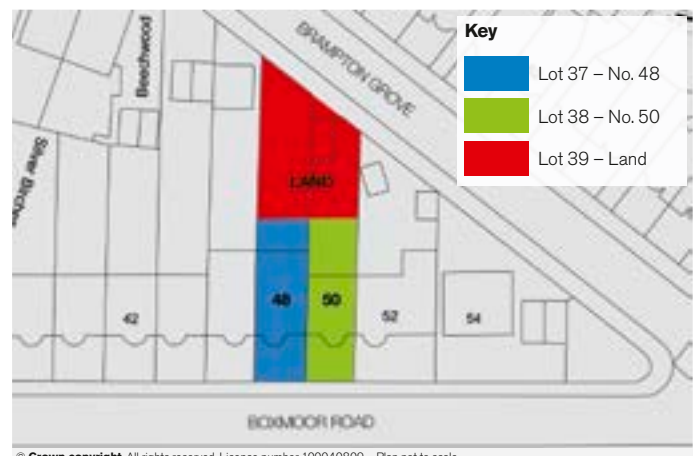
Ground Floor

Reception Room 1	14' 11"	x	14' 9"
Reception Room 2	13' 6"	x	11' 5"
Kitchen	9' 11"	x	9' 2"
WC			

First Floor

Bedroom 1	15' 4"	x	13' 6"
Bedroom 2	13' 7"	x	12' 3"
Bedroom 3	7' 5"	x	7' 5"
Bathroom			
Separate WC			

GIA Approx. 1,100 sq ft



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Vacant 3 Bed House

The Surveyors dealing with this property are
Joshua Platt and **Steven Grossman**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**

Vendor's Solicitors

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