



SITUATION

Fronting directly on to Brampton Grove within this popular residential area and close to the junction with Boxmoor Road 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.

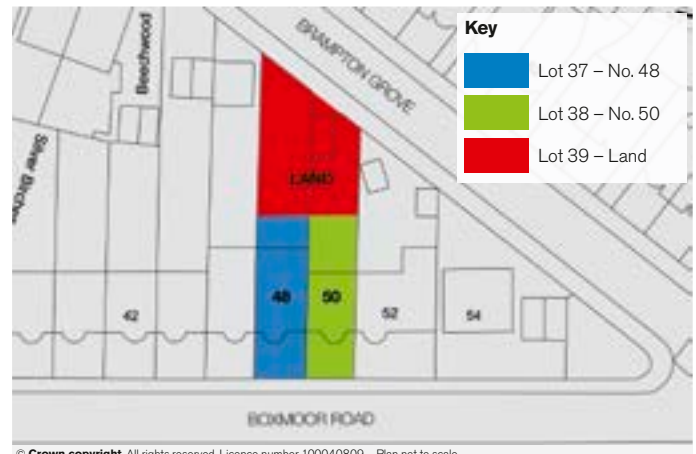
PROPERTY & ACCOMMODATION

Comprising a **2,190 sq ft section of Land** which includes a **Garage**. In addition, there are two drop-down curbs in front of the Land on to Brampton Grove.

Gross Frontage	52' 6"
Site Depth	65' 7" (max)
Plus Garage	18' 0" x 10' 4"

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



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Note 1; The land is currently let at £12,000 p.a. (£1,000 pcm) but the tenant will be vacating prior to completion – refer to the Special Conditions of Sale.

Note 2: There may be potential for Residential Development on the land, subject to obtaining the necessary consents.

Vacant Land

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

Malcolm Dear Whitfield Evans LLP
Tel: 020 8907 4366 Ref: Neil Evans
Email: n.evans@mdwe-law.com