



## SITUATION

Located within this residential neighbourhood, close to the junction with Ealing Road which hosts a variety of retailers and being approx. ½ mile from Alperton Underground Station (Piccadilly Line) and nearby the open space of One Tree Hill Recreation Ground.

In addition, the multiple shopping facilities of Wembley High Road and Wembley Central Station (Bakerloo Line and Overground) are approx. ¾ mile distant.

Wembley lies some 7 miles north-west of central London and benefits from good road links via the North Circular Road (A406) and the M1 (Junction 1).

## PROPERTY

Forming part of a semi-detached building comprising a **Self-Contained 2 Bed Flat** on the first floor accessed via a communal front entrance. The flat includes a **Loft** with hatch access and a section of **Rear Garden**. **The flat has been stripped back to bare walls with no fixtures and fittings and it is in need of complete refurbishment.**

Refer to the Auctioneers to view the video tour of the flat.

VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 189 years from 29th September 1978 (thus having approx. 143⅓ years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

## ACCOMMODATION (measurements to maximum points)

### First Floor Flat

Bedroom 1	12'6" × 11'9"
Bedroom 2	12'0" × 8'5"
Living Room	18'7" × 15'11"
Kitchen	8'4" × 7'11"
Bathroom	8'5" × 5'7"
Sep. WC	

**GIA Approx. 798 sq ft plus Loft and rear section of garden**

**Note 1: There is potential to create additional living space in the loft as per Nos. 57 and 59 Eagle Road, subject to obtaining the necessary consents.**

**Note 2: The Freehold is currently available to purchase by way of separate negotiation with the Vendor (who is also the Freeholder) and this will facilitate the ability to convert the loft space into additional living accommodation.**

**Note 3: A 2 bed flat at 63a Eagle Road sold in December 2021 for £343,000 (source: zoopla.co.uk).**

# Vacant 2 Bed Flat

The Surveyors dealing with this property are  
**Steven Grossman and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Bishop & Sewell LLP  
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