



SITUATION

Located within this popular residential suburb and less than 1/2 mile from the various local shopping facilities including such traders as **McDonald's, Curry's, Lidl, JD Sports, Maplin** and Wembley Park Station (Jubilee and Metropolitan Lines).

In addition, the property is approx 3/4 mile from Wembley Stadium and Wembley Retail Park.

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

PROPERTY

A **5 Bed Semi-Detached House** on ground, first and second floors situated on a site of Approx. 8,000 sq ft.

The property is in need of complete refurbishment and includes:

- Driveway leading to a detached Garage
- Front Garden
- Approx. 118 ft Deep Rear Garden
- Part uPVC Double Glazing

There is potential to add a side and rear extension to the property similar to the adjoining house.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Room 1	18'10" x 16'2"
Room 2	16'6" x 14'8"
Room 3	11'11" x 8'11"
Room 4	22'10" x 11'3" (plumbed in for kitchen services)

First Floor

Bedroom 1	19'6" x 13'8"
Bedroom 2	16'7" x 13'7"
Bedroom 3	14'0" x 9'11"
Bedroom 4	9'11" x 9'10"

Bathroom
Separate WC

Second Floor

Bedroom 5	20'9" x 12'4"
Store Room 1	7'5" x 7'5"
Store Room 2	7'5" x 3'8"

GIA Approx 2,225 sq ft Plus Detached Garage

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: Refer to the Auctioneers for the video tour and floor plan of the property.

Vacant 5 Bed Semi-Detached House

The Surveyors dealing with this property are
Steven Grossman and **Zac Cheek**

Vendor's Solicitors

Darlington Hardcastles
Tel: 01923 774 272 Ref: Howard Schneider
Email: howardschneider@dhsolicitors.co.uk

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'**



The Property



The Property



Rear of Property



View of Rear Garden



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale and for identification purposes only.