

**London NW11**  
**4 Brentmead Place,**  
**Brent Cross**  
**NW11 9LH**

- **A Freehold Detached Building**
- Providing Five Bedroom Accommodation
- Front and Rear Gardens
- Driveway providing Off-Street Parking

**Vacant Possession**

**BY ORDER OF TRANSPORT FOR LONDON**



**To View**

The property will be open for viewing every Tuesday and Saturday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

**VACANT – Freehold Building**



**Tenure**

Freehold.

**Location**

The property is situated on the north-west side of Brentmead Place, to the south-west of its junction with Brent Street. Brent Cross Shopping Centre is to the south-west. Local bus routes run along Brent Street to the north. London Underground services run from Brent Cross Station (Northern Line) directly to the south, providing direct access to Central London. The North Circular Road provides direct access to the M1 Motorway. The open spaces of Hendon Park are to the west.

**Description**

The property comprises a detached building arranged over ground and first floors beneath a pitched roof. The property benefits from gardens to the front and rear. There is a driveway providing off-street parking.

**Accommodation**

**Ground Floor** – Reception Room, Two Bedrooms, Kitchen, Shower Room with wash basin, Separate WC with wash basin

**First Floor** – Three Bedrooms, Kitchen, Bathroom with wash basin, Separate WC

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.