

London NW6

19 and 19A Christchurch Avenue, Mapesbury NW6 7QP

**FIRST TIME ON THE OPEN
MARKET FOR MORE THAN 55
YEARS**

- **Freehold Unbroken Semi-Detached Building extending to Approximately 379.87 sq m (4,089 sq ft)**
- **Most recently occupied as Bedsitting Room Accommodation**
- **Potential Sub-Division into Self-Contained Flats and various Extensions, together with Development within the Rear Garden, subject to obtaining all necessary consents**
- **Rear Garden extending beyond 31m (100 ft) with side access**
- **Quiet location, yet situated approximately 200m from Kilburn Underground Station**

Vacant Possession



NB. The photograph is for identification only.

To View

The property will be open for viewing every Tuesday before the Auction between 1.15 – 2.00 p.m. and every Saturday before the Auction between 11.30 a.m. – 12.15 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Summers Solicitors
(Ref: Mr S Koehne).
Tel: 020 7224 2024.
Email: sdk@summerssolicitors.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the north-western side of Christchurch Avenue to the south of its junction with Chatsworth Road and within walking distance of Kilburn High Road (A5). An extensive range of shops, bars and restaurants is available locally with the further facilities of both Central London and the Brent Cross Shopping Centre also being close at hand to the south and north respectively. London Underground and Overground services run from Kilburn (Jubilee Line services) and Brondesbury (Overground services) stations which are each situated a little over 200m to the north-east and south-east respectively. West Hampstead Rail Station, which provides Thameslink services into The City, as well as to both London's Luton and Gatwick International Airports, is also accessible approximately 2/3 mile to the east. Kilburn High Road (A5) provides easy access to Central London and both the A406 (North Circular Road) and the M1 Motorway, whilst the open spaces of both Kilburn Grange Park and Maygrove Peace Park are both situated within easy reach.

Description

The property comprises an unbroken semi-detached building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The property has most recently been occupied as bedsitting room accommodation and there are separate coin meters and free standing cookers in many of the rooms.

The property benefits from high ceiling heights and original features throughout having been untouched for a considerable period. The property benefits from generous gardens to both the front and rear and affords potential for extensions and further development in line with the surrounding buildings, subject to obtaining all necessary consents.

Accommodation

Lower Ground Floor – Three Rooms, Former Kitchen, Former Bathroom, Separate WC

Lower Ground/Raised Ground Mezzanine Floor – Separate WC

Raised Ground Floor – Three Rooms, Entrance Hall

First Floor – Three Rooms, Former Kitchen, Former Bathroom, Separate WC

Second Floor – Three Rooms, Eaves Storage

Gross Internal Area (GIA) 379.87 sq m (4,089 sq ft)
(including eaves storage and restricted height area)

Planning

Local Planning Authority: Brent Council.
Tel: 020 8937 5210.

The property affords potential sub-division and reconfiguration to provide self-contained flats. It also offers the opportunity for various extensions to the rear, as well as both above and within the roof space and there may also exist potential for further development within the rear garden subject to obtaining all necessary consents.

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.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Lower Ground Floor

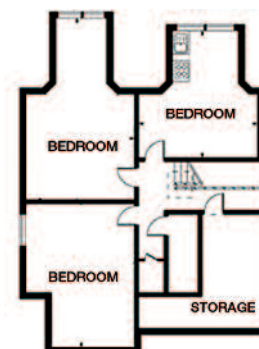


Raised Ground Floor

Mezzanine



First Floor



Second Floor