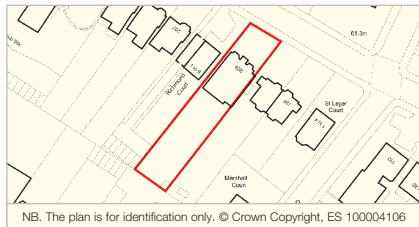


London NW6
203 Willesden Lane,
Brondesbury
NW6 7YR

- **A Freehold Four Storey Detached Building**
- Internally arranged to provide Four Self-Contained Flats
- Planning Permission for Demolition and Erection of a 4 Storey Building providing 5 Self-Contained Flats (3 x Three Bedroom, 2 x Two Bedroom)
- Further Possible Potential for a Revised Scheme to provide 2 x 464 sq m (5,000 sq ft) Five Storey Dwelling Houses subject to obtaining all consents. A Planning Application is being submitted
- The property is subject to Various Short Term Licences. Please refer to the legal pack for further details

EIGHT WEEK COMPLETION AVAILABLE



To View

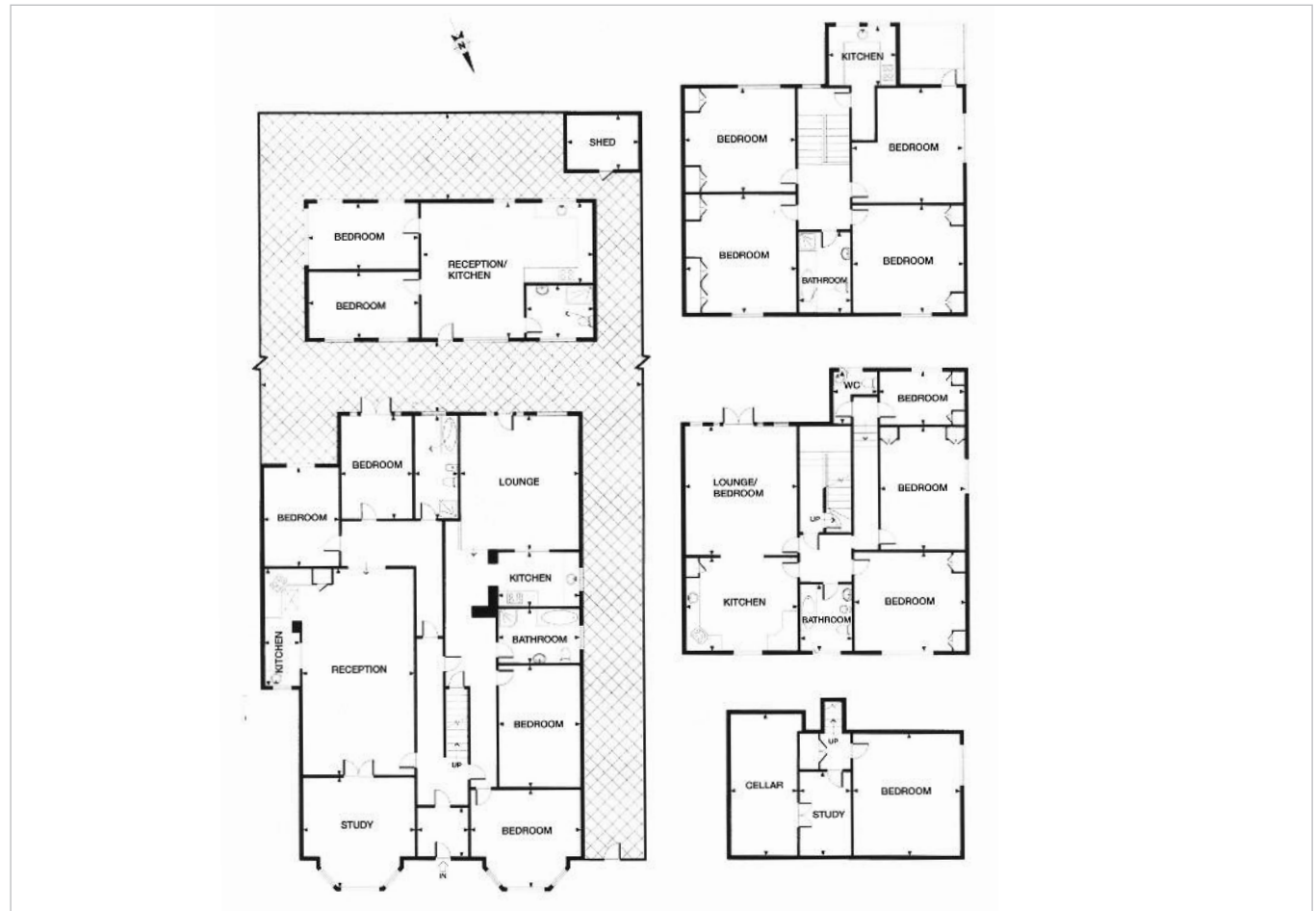
The property will be open for viewing every Tuesday and Thursday at 2.00 p.m.

Seller's Solicitor

Messrs Ingram Winter Green
(Ref: Michael Compton).
Tel: 0207 845 7400.
Email: michael.compton@iwg.co.uk



Freehold Building with Planning Permission



Tenure
Freehold.

Location

Willesden Lane (A4003) is located off Kilburn High Road (A5) which in turn runs into Maida Vale. The property itself is situated on the south side of Willesden Lane, close to the roads junction with Cloverdale Road. Extensive shops, restaurants and amenities can be found in Willesden Green and Brondesbury with Jubilee Line Underground services running from Willesden Green Station and rail services running from both Brondesbury and Brondesbury Park Stations. The open spaces of Queens Park are also within reach.

Description

The property comprises a detached building arranged over basement, ground, first and second floors beneath a pitched roof. The building is internally arranged to provide four self-contained flats. Externally there is a front hard surface area used for parking with an in and out drive. To the rear is a mature patio garden with a single storey rear building at the end of the garden.

Accommodation

Rear Single Storey Building – Approximate GIA 92 sq m (1,000 sq ft)

Ground Floor, Flat 1 – Two Reception Rooms, Two Bedrooms, Kitchen, Bathroom, Store Room

Ground Floor, Flat 2 – Reception Room, Two Bedrooms, Kitchen, Bathroom

First Floor, Flat 3 – Reception Room, Two Bedrooms, Kitchen, Two Bathrooms

Second Floor, Flat 4 – Reception Room, Three Bedrooms, Kitchen, Bathroom

Approximate existing GIA 544.97 sq m (5,866 sq ft)

Planning

Local Planning Authority: London Borough of Brent
Tel: 0208 937 1234.

Planning permission was granted on the 6th March 2014 (Application No. 14/0011) for "Demolition of existing building and erection of a 4 storey building with a basement level containing 5 self-contained flats (3 x three bedroom and 2 x two bedroom) with associated car and cycle parking spaces". We understand the Gross Internal Area of the flats, once developed, will be approximately 756 sq m (8,134 sq ft).

The Vendors will be making a planning application prior to the auction for a new scheme which will comprise 2 x five storey houses with an approximate GIA of 928 sq m (10,000 sq ft) in total.

Plans and planning permission for both the approved scheme and the proposed scheme are available from the auctioneers office. (Ref: SG).
Email: stuart.gayer@allsop.co.uk

The rear single storey building also affords possible potential for redevelopment subject to consents.

NB: The property is subject to Various Short Term Licences. Please refer to the legal pack for further details.

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.allsop.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.



Rear Single Storey Building



Rear Garden



Rear Elevation of Main House