

## London NW6

### 4 Cleveland Mansions, 44-46 Willesden Lane, Kilburn NW6 7SY

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 29th September 1972 (thus having approximately 55 years unexpired) at a current ground rent of £60 per annum.

NB. The seller will assign a Section 42 Notice under the provisions of the Leasehold Reform, Housing and Development Act 1993 (as amended) at the buyer's expense between exchange and completion.

#### Location

The property is located on Willesden Lane, close to its junction with Streatley Road. Local shops and amenities are available along Kilburn High Road. Brondesbury, Brondesbury Park and Kilburn High Road Rail Stations are all within walking distance. Kilburn Underground Station (Jubilee Line) and the open spaces of Kilburn Grange Park are also easily accessible. Local bus routes run along Willesden Lane and Kilburn High Road.

## A Leasehold Self-Contained First Floor Flat

#### Description

The property comprises a self-contained first floor flat situated within a building arranged over ground and three upper floors.

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom/WC

#### To View

The property will be open for viewing every Tuesday before the Auction between 2.30 – 3.00 p.m. and Saturday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: UD).

## Vacant Possession

#### Seller's Solicitor

Messrs Pemberton Greenish (Ref: Mr C Mieville).  
Tel: 020 7591 3333.  
Email: c.mieville@pglaw.co.uk

**VACANT –  
Leasehold Flat**



## London NW6

### Flat B, 1 Burton Road, Kilburn NW6 7LL

#### BY ORDER OF A HOUSING ASSOCIATION

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 125 years from 1st April 2016 at an initial ground rent of £200 per annum.

#### Location

The property is situated on the south-east side of Burton Road, which is located off Kilburn High Road (A5) and in turn runs into Maida Vale. Extensive shops, restaurants and amenities are available in both Kilburn and nearby West Hampstead. Rail services run from Brondesbury Station and Jubilee Line Underground services run from Kilburn Underground Station. The open spaces of Kilburn Grange Park are also within reach.

## A Leasehold Self-Contained First Floor Flat

#### Description

The property comprises a self-contained flat situated on the first floor of an end of terrace building arranged over ground, first and second floors.

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom, Separate WC, Store Room

#### To View

The property will be open for viewing every Tuesday before the Auction between 1.45 – 2.15 p.m. and Saturday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: UD).

## Vacant Possession



**VACANT – Leasehold Flat**