



Tenure
Freehold.

Location
The property is located on the west side of Beaconsfield Road, close to its junction with High Road. A range of local shops and amenities is available within walking distance along High Road. Dollis Hill Underground Station (Jubilee Line) is within walking distance to the north-east. The A406 (North Circular) is accessible to the north, whilst the nearby A5 provides access into Central London. The open spaces of Roundwood Park are to the south.

Description
The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. The building was previously occupied as office accommodation and may afford potential for redevelopment, subject to all necessary consents being obtained. There is a yard area to the front.

Accommodation
Ground Floor – Two Rooms, Kitchen, WC
First Floor – Two Rooms, WC

Planning
Local Planning Authority: The London Borough of Brent.
Tel: 0208 937 1234.
The property affords potential for conversion and/or redevelopment subject to obtaining all necessary consents.

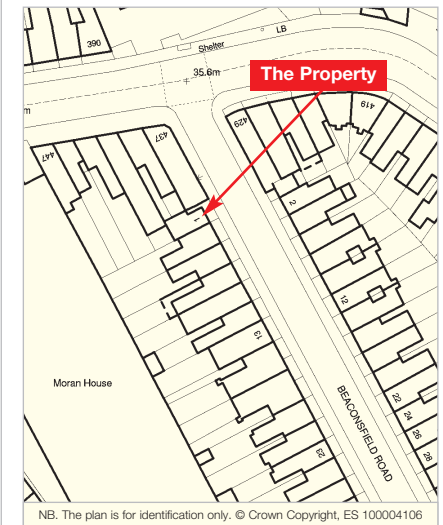
London NW10

1 & 1A, Beaconsfield Road, Willesden Green NW10 2JE

- **A Freehold End of Terrace Building**
- **Previously Occupied as Office Accommodation**
- **Possible Potential for Redevelopment** subject to obtaining all necessary consents

Vacant Possession

**BY ORDER OF THE SALVATION
ARMY HOUSING ASSOCIATION**



To View
The property will be open for viewing every Tuesday between 12.30 – 1.00 p.m. and Thursday between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor
Devonshire's Solicitors LLP
(Ref:E Yasdi)
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VACANT – Freehold Building

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.