

London NW6

**Flat 3,
230 Kilburn High Road,
Kilburn
NW6 4JP**

- **A Leasehold Self-Contained Second Floor Flat**
- Providing Studio Accommodation
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved
£13,419.12 per annum (equivalent)

To View

The property will be open for viewings on Friday 15th and 22nd May between 10.00 – 10.30 a.m.

Seller's Solicitor

Messrs Edward Marshall Solicitors (Ref: MA).
Tel: 01245 216050.
Email: mikea@edwardmarshall.org.uk

INVESTMENT – Leasehold Flat**Tenure**

Leasehold. The property is held on a lease for a term of 200 years from 1st January 2015 at a ground rent of a peppercorn.

Location

The property is situated on the east side of Kilburn High Road near to its junction with Messina Avenue. Local shops and amenities are readily available along Kilburn High Road with the more extensive facilities of London's West End being available to the south-east and Brent Cross being approximately 2½ miles to the north. Rail services run from Kilburn High Road Station to the south. Road access is provided by the nearby A5 which provides access to Central London to the south and the A406 (North Circular) and M1 Motorway to the north.

Description

The property comprises a self-contained second floor flat situated within a mid terrace building arranged over ground and three upper floors with commercial premises to ground floor level.

Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Vendors. We are informed that the property provides:

Studio Room with integrated Kitchenette, Shower Room, Wash Basin/WC

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 10th October 2014 at a current rent of £1,118.26 per month (holding over).

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.