

Harrow

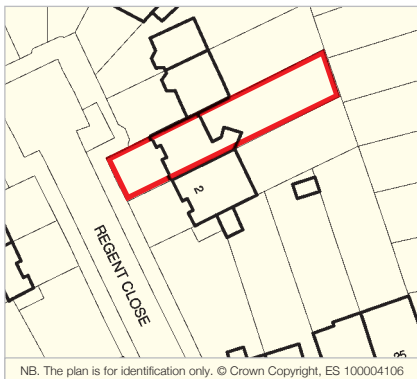
4 Regent Close, Greater London HA3 0SF

- **A Freehold Semi-Detached House (Shell Condition)**
- **Rear Garden and Off-Street Parking**
- **Certificate of Lawfulness for Loft Conversion**
- **Planning Permission for the Demolition of the Rear Conservatory and Erection of a Single Storey Rear to Side Extension to Dwelling House**
- **Upon Completion of the Approved Works, the Property will provide Four Bedroom Accommodation**

Vacant

On the instructions of A Kisby MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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To View

The property will be open for viewing every Tuesday between 10.45 – 11.15 a.m. and Friday between 9.30 – 10.00 a.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Brecher (Ref: Ms J Stacy).
Tel: 0207 563 1000.
Email: jstacy@brecher.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

The property is located on the east side of Regent Close, which is a cul-de-sac accessed from Westward Way. Local shops and amenities are available along Kenton Road (A4006) to the north. Kingsbury (Jubilee Line) and Preston Road (Metropolitan Line) Underground Stations are in close proximity, providing direct services into Central London. The open spaces of Fryent Country Park and Lindsay Park are close by.

Description

The property comprises a semi-detached house arranged over ground, first and attic floors beneath a pitched roof. The property is presented in shell condition as construction works have been initiated. The property benefits from front and rear gardens, off-street parking and an outbuilding in the rear garden.

Accommodation

The property is presented in shell condition.

Ground Floor – Two Rooms

First Floor – Four Rooms

Second Floor – Two Rooms

Planning

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

The following consents are in place:

A Certificate of Lawfulness (Ref: 16/2616) was granted on 16th August 2016 for proposed hip to gable loft conversion, including a rear dormer window, a Juliet balcony and three front rooflights to dwelling house.

Planning permission (Ref: 16/3517) dated 8th August 2016 for 'the demolition of the rear conservatory and erection of a single storey rear to side extension to dwelling house'.

A copy of the proposed plans is available on our website www.allsop.co.uk

Proposed Accommodation

Upon completion of the approved works, the property will provide:

Ground Floor – Open Plan Kitchen, Dining and Living Area, Scullery, Bedroom

First Floor – Three Bedrooms, Bathroom, Separate WC

Second Floor – Bedroom with En-Suite

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 £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.