

London NW6

Flat F (Lot 81), Flat G (Lot 82) and Flat H (Lot 83), 164 Willesden Lane, Kilburn NW6 7PQ

- **Three Leasehold Self-Contained Flats**
- **Comprising 3 x Two Bedroom Flats**
- **Each Flat subject to an Assured Shorthold Tenancy**
- **Close to a number of Schools**
- **To be offered either Individually or Collectively**
- **Total Current Gross Rent Reserved**
£50,284 per annum (equivalent)

BY ORDER OF EXECUTORS

Seller's Solicitor

Towler Brown Solicitors (Ref: ZB).
Tel: 01373 452955.
Email: zacharybrown@towlerbrown.co.uk



Tenure

Leasehold.

Flat F (Lot 81), Flat G (Lot 82) and Flat H (Lot 83) are each held on a lease for a term of 125 years expiring 24th June 2115 (thus having approximately 97 years unexpired) at a current ground rent of £100 per annum.

Location

The properties are situated on the north-east side of Willesden Lane, close to its junction with Cavendish Road. Local shops and amenities are available along Willesden Lane and Kilburn High Road (A5). Kilburn Underground Station (Jubilee Line) is approximately 0.5 miles to the east. London Overground services run from Brondesbury Station approximately 0.4 miles to the east. Bus services run along Willesden Lane and Kilburn High Road. The A5, A405 and M1 Motorway are all easily accessible. The open spaces of Queens Park are close by. Malorees Junior School, The Avenue Primary School and Brondesbury College for Boys are all close by.

Description

The property comprises three self-contained flats (3 x two bedroom flats) situated in a building arranged over lower ground, ground, first and second floors beneath a roof. The properties are to be offered either individually or collectively.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Planning

Local Planning Authority: London Borough of Brent.
Tel: 0208 937 5210.

To View

The property will be open for viewing on Thursday 15th and 22nd between 11.15 a.m. – 12.15 p.m. and Tuesday 27th March between 10.45 – 11.45 a.m. These are open viewing times with no need to register. (Ref: UD).

The deposit in respect of these Lots is to be paid by DEBIT CARD.

Lot	Flat	Floor	Accommodation	sq m GIA (sq ft)	Terms of Tenancy	Current Rent £ p.a.
81	F	First	Two Bedroom Flat	54.74 sq m (589 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st October 2014	£13,104 p.a.
82	G	Second	Two Bedroom Flat	60.26 sq m (649 sq ft)	Subject to an Assured Shorthold Tenancy (Holding over)	£16,380 p.a.
83	H	Second	Two Bedroom Flat	58.48 sq m (630 sq ft)	Subject to an Assured Shorthold Tenancy for a term of 6 months from 28th October 2013	£20,800 p.a.
Total				173.48 sq m (1,868 sq ft)	Total	£50,284 pa

NB. Lot 82 – The Executors have been unable to locate the Tenancy Agreement in the deceased's papers. The Tenancy information stated was provided by the deceased's secretary.

INVESTMENT – Three Leasehold Flats

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.allsof.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.

LOTS 77-80 WITHDRAWN



LOTS
81-83