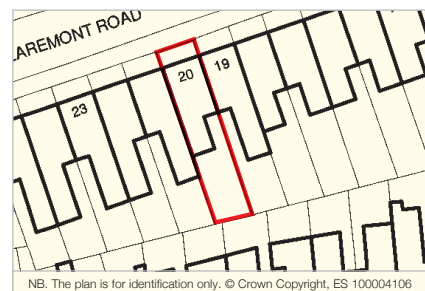
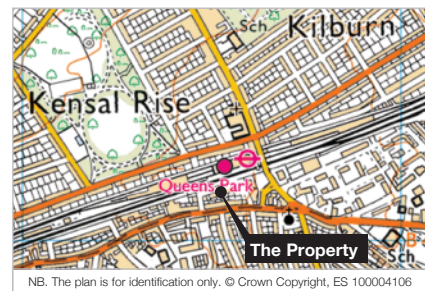


# **London W9** **20 Claremont Road,** **Maida Vale** **W9 3DZ**

- **A Freehold Mid Terrace Building**
- Providing Five Bedroom Accommodation
- GIA extending to Approximately 152.3 sq m (1,639 sq ft)
- Rear Garden
- Close to Queens Park Station

## **Vacant Possession**

**BY ORDER OF THE  
LONDON BOROUGH OF BRENT**



### **To View**

The property will be open for viewing every Monday and Saturday before the Auction between 3.00 – 3.30 p.m. These are open viewing times with no need to register.  
(Ref: UD).

### **VACANT – Freehold Building**



**Tenure**  
Freehold.

### **Location**

The property is located on the south side of Claremont Road, to the north of its junction with Kilburn Lane. Shops are available along Kilburn Lane, with the major facilities of London's West End being accessible to the south-east. Queens Park Station provides Overground and Underground (Bakerloo Line) services, affording direct access to Central London. The B413 leads to the A5. The open spaces of Queens Park are to the north-west.

### **Description**

The property comprises a mid terrace building arranged over ground and two upper floors. The property benefits from a rear garden.

### **Accommodation**

**Ground Floor** – Two Reception Rooms, Kitchen

**First Floor** – Three Bedrooms, WC with wash basin

**Second Floor** – Two Bedrooms, Bathroom with shower and WC with wash basin



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.alltop.co.uk](http://www.alltop.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.