

Wembley

32 Forty Avenue, Greater London HA9 8JP

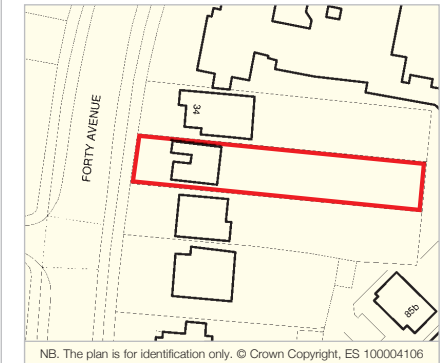
- **A Freehold Detached Family House**
- **Providing Four Bedroom Accommodation**
- **Potential for Conversion of the Loft Space and Addition of a Rear Extension** subject to obtaining all necessary consents
- **Rear Garden and Off-Street Parking to the Front**

Vacant Possession

BY ORDER OF EXECUTORS

**IN SAME FAMILY OWNERSHIP
FOR APPROXIMATELY 30 YEARS**

**SIX WEEK COMPLETION
AVAILABLE**



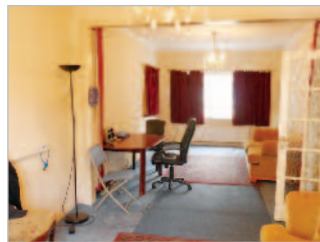
To View

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

Seller's Solicitor

Messrs Goodman Derrick LLP (Ref: DSK).
Tel: 0207 404 0606.
Email: dselwyn-kuczera@gdlaw.co.uk

VACANT – Freehold House



Tenure

Freehold.

Location

Forty Avenue (A4088) is located off Bridge Road (A4089), which in turn runs into Wembley Park Drive. The property is situated on the south side of Forty Avenue, almost opposite its junction with Talisman Way. Extensive shops and amenities, including The London Designer Outlet, The SSE Arena Wembley and Wembley Stadium, can be found in Wembley. London Underground services run from Wembley Park Station (Metropolitan and Jubilee Lines). The open spaces of King Edward VII Park are also within reach. Both the North Circular Road (A406) and the M1 Motorway are also accessible.

Description

The property comprises a detached house arranged over ground and first floors beneath a pitched roof. The house benefits from a sizeable parking area to the front and a generous rear part paved garden.

Accommodation

Ground Floor – Double Reception Room, Kitchen with walk-in larder, Bedroom with En-suite Shower Room with WC and wash basin (former Garage), Separate WC and wash basin

First Floor – Three Bedrooms, Bathroom with WC and wash basin

Planning

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

The property may afford potential for a loft conversion and the addition of a rear extension, subject to obtaining all necessary consents.

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.

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.