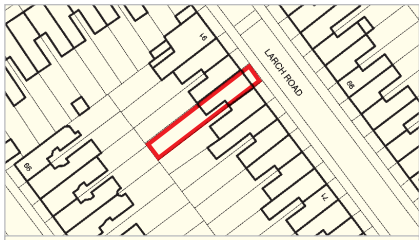


London NW2
85 Larch Road,
Cricklewood
NW2 6SH

- **A Freehold Mid Terrace House**
- Providing Five Bedroom Accommodation
- GIA extending to Approximately 128.2 sq m (1,380 sq ft)
- Garden to Rear
- Close to Gladstone Park
- Walking distance of Cricklewood Rail Station
- **Planning permission for Change of Use and Conversion to provide Two Self-Contained Flats**
- **Potential to Extend and Convert the Roof Space**

Vacant Possession



NB. The plan is for identification only. © Crown Copyright, ES 100004106

Seller's Solicitor

Messrs Portner Law (Ref: Sam Charkham).
 Tel: 0207 616 5300.
 Email: sc@portner.co.uk

VACANT –
Freehold House with Planning



Tenure

Freehold.

Location

The property is located on the west side of Larch Road, close to its junction with Mora Road. Local shops and amenities are available within easy walking distance on Cricklewood Broadway. Cricklewood Rail Station is within walking distance and provides access to London St Pancras International Station in 14 minutes. Local bus routes run along Cricklewood Broadway and the open spaces of Gladstone Park are within walking distance to the west.

Description

The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden to the rear.

Accommodation

The property was not inspected by Allsop. The following accommodation and measurements were provided by our clients. We understand the property provides:

Ground Floor – Three Reception Rooms, Kitchen, Bathroom

First Floor – Five Bedrooms (one with En-Suite), Separate Bathroom

GIA Approximately 128.2 sq m (1,380 sq ft)

Planning

Local Planning Authority: Brent Council.

Tel: 0208 937 1234.

The property is offered with planning permission (Ref: PP-07176285) dated 26th September 2018 for 'change of use of dwelling from large house into multiple occupation (HMO) (sui generis) into 2 x self-contained flats (Use Class C3)'.
 The property may also afford possible potential for extensions and sub-division to provide self-contained flats, 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.allsoop.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.



LOT 25A