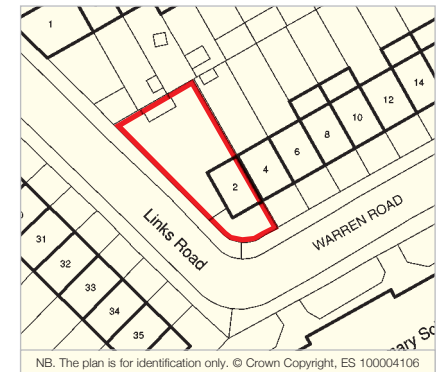


## London NW2 2 Warren Road, Neasden NW2 7LH

- A Freehold End of Terrace House
  - Providing Three Bedroom Accommodation
  - Detached Garage
  - Front and Rear Gardens
- ### Vacant Possession

**BY ORDER OF  
THE GOVERNMENT LEGAL  
DEPARTMENT (BVD)**



### To View

The property will be open for viewing every Monday and Saturday before the Auction between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

**VACANT – Freehold House**



### Tenure

Freehold.

### Location

The property is situated on the north side of Warren Road, to the south of its junction with the North Circular Road (A406). Local shops and amenities are available to the south-west in Neasden and Brent Cross Shopping Centre is also accessible. Underground services run from Neasden Station. The North Circular Road is accessible to the north and provides direct access to the M1 Motorway and the A41. The open spaces of Gladstone Park are to the south and both Neasden Recreation Ground and Brent Reservoir are to the north.

### Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from gardens to the front and rear and a detached garage.

### Accommodation

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

**First Floor** – Three Bedrooms, Bathroom

Loft Space

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.