

## London W9

### Site at 57 Fordingley Road, Maida Vale W9 3HF

#### BY ORDER OF EXECUTORS

**Tenure**  
Freehold.

#### Location

The property is situated on the south side of Fordingley Road, close to its junction with Fernhead Road. A good selection of shops and local amenities is readily available. Underground services run from Maida Vale Station (Bakerloo Line) within a 15 minute walk to the east, together with Westbourne Park Station (Circle and Hammersmith & City Lines), which is approximately a 10 minute walk to the south. The open spaces of Paddington Recreation Ground and Queens Park are close by.

#### Description

The property comprises an irregular shaped site extending to approximately 0.007 hectares (0.016 acres). The site is part occupied by a single storey garage. The site may afford possible potential for development, subject to all necessary consents being obtained.

A Freehold Site extending to Approximately 0.007 Hectares (0.016 Acres). Part occupied by a Garage. Garage subject to a Lease (holding over). Possible Development potential, subject to obtaining all necessary consents

**FIRST TIME ON THE MARKET FOR OVER 50 YEARS**

#### Accommodation

Garage – Workshop through to Office Area  
Site Area Approximately 0.007 Hectares (0.016 Acres)

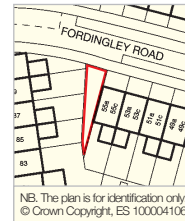
#### Tenancy

We understand that the garage is subject to a lease at a current rent of £450 per calendar month (holding over). We further understand that the subject lease has been misplaced. Please refer to the legal documentation for further information.

#### Planning

Local Planning Authority: City of Westminster.  
Tel: 0207 641 6500.  
The site may afford potential for development, subject to all necessary consents being obtained.

Current Rent Reserved  
**£5,400 per annum (equivalent) from Garage**



**PART VACANT – Freehold Site**



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LOT

## Sudbury

### Land adjoining 65/66 Sudbury Croft, Greater London HA0 2QW

**Tenure**  
Freehold.

#### Location

Sudbury is a suburb in the London Boroughs of Brent and Harrow in North West London. The property is situated on the north side of Sudbury Croft, which is a cul-de-sac running to the north of Harrow Road (A4605). Sudbury Hill Harrow Rail Station and Sudbury Hill Underground Station (Piccadilly Line) are both within a 10 minute walk to the south, together with the local shops and amenities of Greenford Road (A4127). The more extensive facilities of Wembley and Harrow are within reach. The Clementine Churchill Hospital and St George's Catholic Primary School are within a 10 minute walk to the north.

#### Description

The property comprises an overgrown site extending to approximately 0.014 hectares (0.036 acres).

A Freehold Site extending to approximately 0.014 Hectares (0.036 Acres). Planning Permission for either the construction of a Detached Two Bedroom House or Two Self-Contained Flats (1 x Two Bedroom and 1 x One Bedroom)

#### Accommodation

Site Area Approximately 0.014 Hectares (0.036 Acres)

#### Planning

Local Planning Authority: London Borough of Brent.  
Tel: 0208 937 5210.  
Email: planandbuild@brent.gov.uk  
On 24th July 2017, planning permission was granted (Ref: 17/2360) for 'Proposed erection of a detached part two, part three storey residential building to provide 2 self-contained units (1 x two bedroom and 1 x one bedroom)'.  
On 2nd December 2016, planning permission was granted (Ref: 16/0442) for 'Proposed erection of part two, part three storey two bedroom dwelling house'.

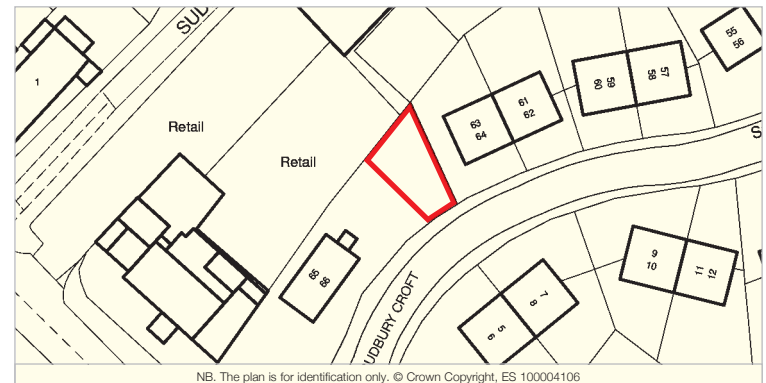
#### Seller's Solicitor

Messrs Rotherham & Co  
(Ref: Christopher Dumbleton).  
Tel: 024 7622 7331.  
Email: c.dumbleton@rotherham-solicitors.co.uk

**Vacant Possession**



**VACANT – Freehold Site**



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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.