

LOT  
**3**

211 & 213 The Mall, Kenton, Harrow, Middlesex HA3 9TX

**Guide Price £950,000\***

**PAIR OF SEMI DETACHED HOUSES ON SPACIOUS PLOT, IDEAL FOR DEVELOPMENT STP**



The properties are situated within walking distance of Preston Road with its Metropolitan Line Station and local shops and a similar distance from Kingsbury with its Jubilee Line Station and additional shops. The area is well served by local bus routes and offers good road links to the A406 North circular Road, A1, M1 and M25 Motorways. The properties are built of non-standard construction although number 213 has been brick-wrapped. The units sit on a spacious site of approximately 604 SQm (0.149 acre) and offer excellent scope for development subject to obtaining any necessary consent that may be required. Number 211 benefits from planning under reference 22/Q201 for Demolition of existing garage and single storey rear extension and erection of part single storey, part two storey rear extension and two storey side extension to dwelling house. Details of this are within the legal pack. Number 213 benefits from a planning permission under reference PP-11106722 for Prior approval for a single storey rear extension to dwelling house, in metres extending beyond the rear wall of the original house plus permission for rear of street parking which has been completed. Again these details are within the legal pack. Number 211 is currently let on assured shorthold tenancy at Guide Price £1485 pcm (Guide Price £17829 pa). Number 213 was let until recently and is now sold with vacant possession. This lot will be of interest to investment buyers and developers.



#### **ACCOMMODATION**

Number 211 – Entrance Hall, Two Reception Rooms, Shower, Kitchen, Landing, Three Bedrooms, Bathroom. EPC lists as 102 sm. Number 213 – Entrance Hall, Cloakroom, Two Reception Rooms, Kitchen, Landing, Three Bedrooms, Bathroom. EPC Lists as 94 sm.

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Brent. Council Tax for Number 211 is Band B and for Number 213 is Band D EPC for Number 211 is Band D and Number 213 is Band E

#### **VIEWING TIMES**

By appointment through the Auctioneers



**STARTING BID**

**FINAL BID**

**NOTES**

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN