

14 Preston Way, Wembley, Middlesex HA3 0QG

Guide Price £850,000*

THREE BEDROOM DETACHED COTTAGE ON LARGE PLOT WITH PLANNING GRANTED TO BUILD A FURTHER TWO BEDROOM DETACHED DWELLING



This detached cottage is situated in a cul de sac off Preston Road within a short walk of local shops and Preston Road Metropolitan Line Station. The centre of Wembley with further shopping and travel facilities is within two miles as is Kingsbury. Wembley Stadium Complex is also within a similar distance. The property is a three bedroom detached dwelling occupying a corner sited plot of approximately 557 sm (0.13 acres). The existing dwelling is generally well presented throughout with a detached double garage to the rear plus a large garden that may be suitable for further enhanced development schemes subject to any planning consent that may be required. There is also a large park to the rear with no neighbours. The site currently has planning permission granted under reference 23/3132 for Erection of two-storey detached dwelling house, subdivision of garden with boundary treatment, associated landscaping, off-street parking spaces, cycle & bin storage and demolition of garage. Full details of the planning can be found within the legal pack. This property is sold with vacant possession and an extended 8 week completion period. It will be of interest to developers and investment buyers.



ACCOMMODATION

Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom, First Floor Landing, Bedroom One with Ensuite, Bedroom Two, Bedroom Three, Bathroom, Gardens.



TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Brent
Council Tax Band F
EPC Band D

VIEWING TIMES

By appointment through the Auctioneers



STARTING BID	FINAL BID	NOTES	<input type="checkbox"/> SOLD	<input type="checkbox"/> UNSOLD	<input type="checkbox"/> SOLD PRIOR	<input type="checkbox"/> WITHDRAWN
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