

LOT  
**22**

By order of the Executors

Flats A–D, 164 Willesden Lane, Willesden, London NW6 7PQ

**GUIDE PRICE £1,200,000\***

**FOUR SELF CONTAINED FLATS WITHIN PERIOD DWELLING**



The property is located in a prominent location in Brondesbury Park within walking distance of rail services at Brondesbury Park and Kilburn. Willesden Green is also within easy reach. Good road links are easily accessible including the A406 North Circular Road that connects to major routes such as the A1 and M1. The A5 is also close by and there is easy access into central London. This lot is made up of four self-contained flats located on the lower ground floor and hall floor levels of a detached period style dwelling that is made up of eight flats. We understand Flat A to be a two bedroom flat. Flat B is a shell in need of full refurbishment, We understand Flat C to be a three bedroom flat and Flat D is a two bedroom flat. The Auctioneers have not gained access to all four flats at the time of creating this description and therefore they are subject to change. The flats are all sold on the basis that Flats A and D are vacant. Flats B and C are subject to possession orders and our client advised us on 30th May 2024 that the writs had been approved and were awaiting seals. Therefore, flats B and C may or may not be vacant on completion. This dwelling will be of interest to an investment buyer.

#### ACCOMMODATION

**FLAT A** Lower ground floor, understood to be a two bedroom flat. EPC lists as 56m<sup>2</sup>

**FLAT B** Lower ground floor, in need of complete refurbishment, EPC lists as 64m<sup>2</sup>

**FLAT C** Hall floor, understood to be a three bedroom flat. EPC lists as 60m<sup>2</sup>

**FLAT D** Hall floor, understood to be a two bedroom flat. EPC lists as 51m<sup>2</sup>

#### TENURE

125 years from 24th June 1990. Thus approximately 91 years unexpired. Ground Rent £400 pa.

#### LOCAL AUTHORITY & TAX RATING

London Borough of Brent

**Council Tax** all flats Band D except Flat B that is listed as deleted.

**EPC** Flat A is Band D, Flat B is Band G, Flat C is Band C and Flat D is Band E

#### VIEWING TIMES

Thursday 6th June 11:30am

Tuesday 11th June 11:30 am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN