



All enquiries Ref: James Paterson



- Freehold two floor semi-detached house requiring modernisation
- Full vacant possession

**Location:**

The property is situated on Glendale Gardens between its junctions with College Road and Preston Road. Public transport links include Preston Road Underground Station together with a network of local bus services serving the surrounding vicinity. Road links include the A406 North Circular and the M1 motorway. Shopping amenities can be found locally within Preston Road with a further extensive range of shops, bars, restaurants and London Designer Outlet being found locally in Wembley. Recreational pursuits can be found locally at the open spaces of Preston Park.

**Description:**

Freehold semi-detached house arranged over ground and first floors requiring modernisation.

**Accommodation:**

First floor: Three bedrooms, wet room, WC, landing  
 Ground floor: Reception room through dining room, kitchen, internal porch, hallway  
 Outside: Front paved garden, rear garden, shared driveway along one side with garage at the rear  
 Gross Internal Area GIA: Approximately 92 sq m (992 sq ft)

**EPC rating:** D

**Council Tax Band:** E

**Potential:**

The property may be suitable for Alternative Uses, Extension subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

