



All enquiries Ref: Callum Glenn

- **Freehold Building arranged as Three Flats**
- **Superb Potential Investment/ Development**
- **Full Vacant Possession**

Location:

This mid terrace building is located on the west side of Chichele Road between its junctions with Melrose Avenue and Anson Road within some 10 minutes' walk to Willesden Green underground to the south and some 0.5 mile to Cricklewood Rail station to the north. It is ideally located for ease of access to the varied shopping facilities, bars and restaurants of both Cricklewood and Willesden whilst the open space of Hampstead Heath is easily accessible less than 2 miles from the property.

Description:

The building is arranged as three self-contained flats. It has an outhouse within the rear garden that has two rooms, kitchen facilities and a wc which could offer future potential subject to necessary consents.

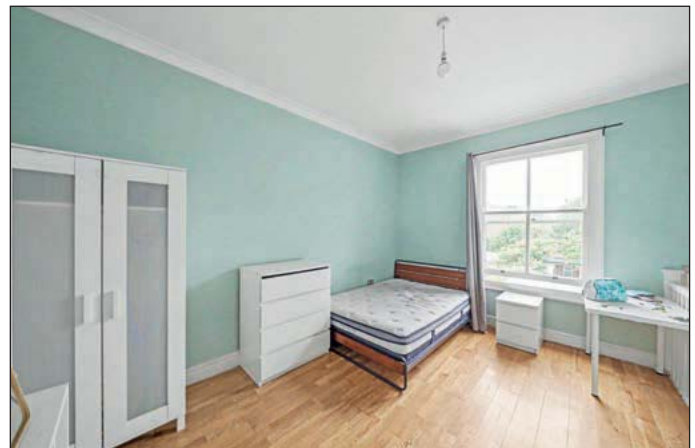
Accommodation:

Flat 1

Part Ground and Lower Ground Floor: Three Bedrooms, Reception Room, Kitchen, Bathroom, Shower Room Utility Area. Direct access to rear Garden. EPC Rating: D 57 Sq M. Council Tax Band: C

Flat 2

Part Ground and Part First Floor: Three Bedrooms, Two Reception Rooms, Two Kitchens, Bathroom, Storage/Boiler Room. Direct access to rear Garden. EPC Rating: C 55 Sq M. Council Tax Band: C



Accommodation (continued):

Flat 3

Part First and Second Floor: Three Bedrooms, Reception Room, Kitchen, Bathroom, Utility Area. EPC Rating: C 63 Sq M. Council Tax Band: C

Outside:

Front off-street parking. Rear Garden with outhouse comprising two rooms, kitchen facilities and a wc.

To View:

Strictly and Only by prior arrangement with the auctioneers.

