



All enquiries Ref: James Paterson

- Long leasehold first floor self-contained flat requiring modernisation
- Full vacant possession

#### Location:

The property is situated on Hoveden Road between its junctions with Walm Lane and Keyes Road within the Mapesbury Estate. Public transport links include Willesden Green and Kilburn (Jubilee line) Underground stations together with a network of local bus services serving the surrounding vicinity. Road links include the A5 (Shoot Up Hill/Kilburn High Road) and the A406 North Circular Road. Shopping amenities can be found locally within Kilburn and Willesden Green, with an extensive range of shops, bars and restaurants being found in West Hampstead and Queen's Park. Recreational pursuits can be found locally at the open spaces of Gladstone Park, Queen's Park and Mapesbury Dell.

#### Description:

Long leasehold first floor self-contained flat requiring modernisation.

#### Accommodation:

First floor: One bedroom with en-suite bathroom/WC, reception room, kitchen, hall, cloakroom/WC

Gross Internal Area GIA: Approximately 40 sq m (434 sq ft)

#### EPC rating: C

#### Council Tax Band: C

#### Lease:

Sold with the benefit of a new long lease for a term of 125 years from completion at a peppercorn ground rent – please refer to the legal documentation on our website for further information.

#### To view:

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

