



Hillside Avenue, Middlesex, HA9

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GUIDE PRICE/ STARTING BID £450,000 *Freehold*

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000 . Planning permission has been granted under reference PP-14151322 to convert this three-bedroom mid-terraced house into two self-contained flats, offering an exciting opportunity for investors looking to add value. The property currently comprises three bedrooms, a private garden and well-proportioned accommodation, although it is in need of some TLC, it holds the

foundations for it's next buyers to utilise in a highly sought-after and well-connected location. Ideally positioned for Wembley Park Station, offering both the Metropolitan and Jubilee Lines, the property is also close to the extensive amenities of Wembley Park, Wembley Central Station and Wembley Stadium, providing excellent transport links and convenience. A range of local schools, shops, restaurants and other amenities are also within easy reach.



Kingsbury

020 8204 0000 | kingsbury@winkworth.co.uk

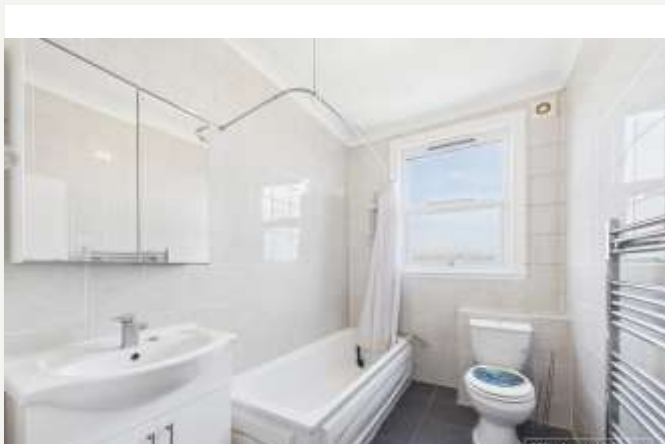
Winkworth

for every step...



Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.





MATERIAL INFO

Tenure: Freehold

Council Tax Band: D - BRENT

EPC rating: D

