

**LOT
1****By Order of the Government Legal Department****158 Ashford Court, Ashford Road, Cricklewood NW2 6BU****Guide Price £120,000*****SIXTH FLOOR TWO BEDROOM FLAT IN NEED OF COMPLETE MODERNISATION**

This sixth floor two bedroom flat forms part of a mansion block with lift access and 24 hour concierge service. The block is located close to Cricklewood Broadway with its shopping facilities, bus connections and main line station. Willesden Green for underground services is within one mile. Good road links are easily accessible including the A1, M1 and A406 North Circular Road. Brent Cross Shopping Centre is within three miles. The flat has a spacious double aspect living room and has views over London. The flat benefits from gas central heating and security entryphone system but does require complete updating and modernisation throughout. The property is sold with vacant possession. This lot will be of interest to investment buyers.

PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES.

ACCOMMODATION

Entrance Hall, Bedroom One, Bedroom Two, Living Room, Kitchen, Shower Room.

TENURE

Leasehold. 99 years from 1 January 1976, thus approximately 52 years unexpired. Ground Rent £20 pa.

LOCAL AUTHORITY & TAX RATING

London Borough of Brent
Council Tax Band C EPC being organised.

VIEWING TIMES

By appointment through the Auctioneers

