

**Lot 31, 28C Fordwych Road, West Hampstead, London,
NW2 3TG**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



Residential Value Add Opportunity

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Property Information

Residential Value Add Opportunity

- 2 Bedroom Maisonette with Value Add Potential
- Affluent and Attractive Zone 2 North West London Suburb
- 3 miles north of Marble Arch and London's West End
- 600 Metres from Kilburn Underground Station (Zone 2)
-

Lot

31

Auction

27th March 2025

Vacant Possession

Status

Available

Sector

Residential

Auction Venue

Live Streamed Auction

Location

Miles

3.2 miles north-west of Regent's Park, 3 miles north-west of the West End of London

Roads

A40, A41, A406, A502, M1

Rail

Kilburn Underground Station (Zone 2), West Hampstead (Zone 2), West Hampstead Thameslink and Overground Stations

Air

London Heathrow Airport

Situation

West Hampstead is a highly affluent and attractive north-west London suburb within the London Borough of Camden.

The property is situated in on the south side of the leafy Fordwych Road, between its junctions with Garlinge Road and St Cuthbert's Road and some 700 metres west of the busy and popular main town centre, West End Lane with its array of popular retailers and restaurants. The property benefits from excellent communication links, being near to Kilburn Underground Station, West Hampstead, West Hampstead Thameslink and Overground Stations.

Tenure

Long Leasehold. Held from the London Borough of Camden for a term of 125 years from 24th September 1984 until 2109. Therefore, there are 84 years unexpired on the term at a current rent reserved of £10 per annum exclusive. The London Borough of Camden have indicated a premium of £8,730 to extend the lease by 90 years. See Legal Pack for details.

EPC

D - The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a self contained maisonette occupying the 2nd and 3rd floors within an attractive semi-detached Victorian 3 storey converted house. The 2nd floor accommodation comprises a lounge, kitchen, bathroom and a bedroom with a second bedroom on the 3rd floor.

The property has been squatted in and requires refurbishment. The internal photographs shown were taken prior to in September 2024 prior to the property being squatted. The squatters have now been removed.

By way of a comparable, an identical maisonette at no 24 is currently being marketed for £575,000. See https://www.rightmove.co.uk/properties/149341067#/?channel=RES_BUY.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Second	2 Rooms, Kitchen and Bathroom, 1 Bedroom	49.24	530	VACANT POSSESSION	125 years from 24/09/1984 (1)	-	24/09/2109
Third		13.61	146				
Total; Approximate Floor Area		62.85	676				

(1) The lease has 84 years unexpired. The Freeholder has agreed a premium of £8,730 to extend the lease by 90 years, subject to varying the Service Charge provisions in the lease.

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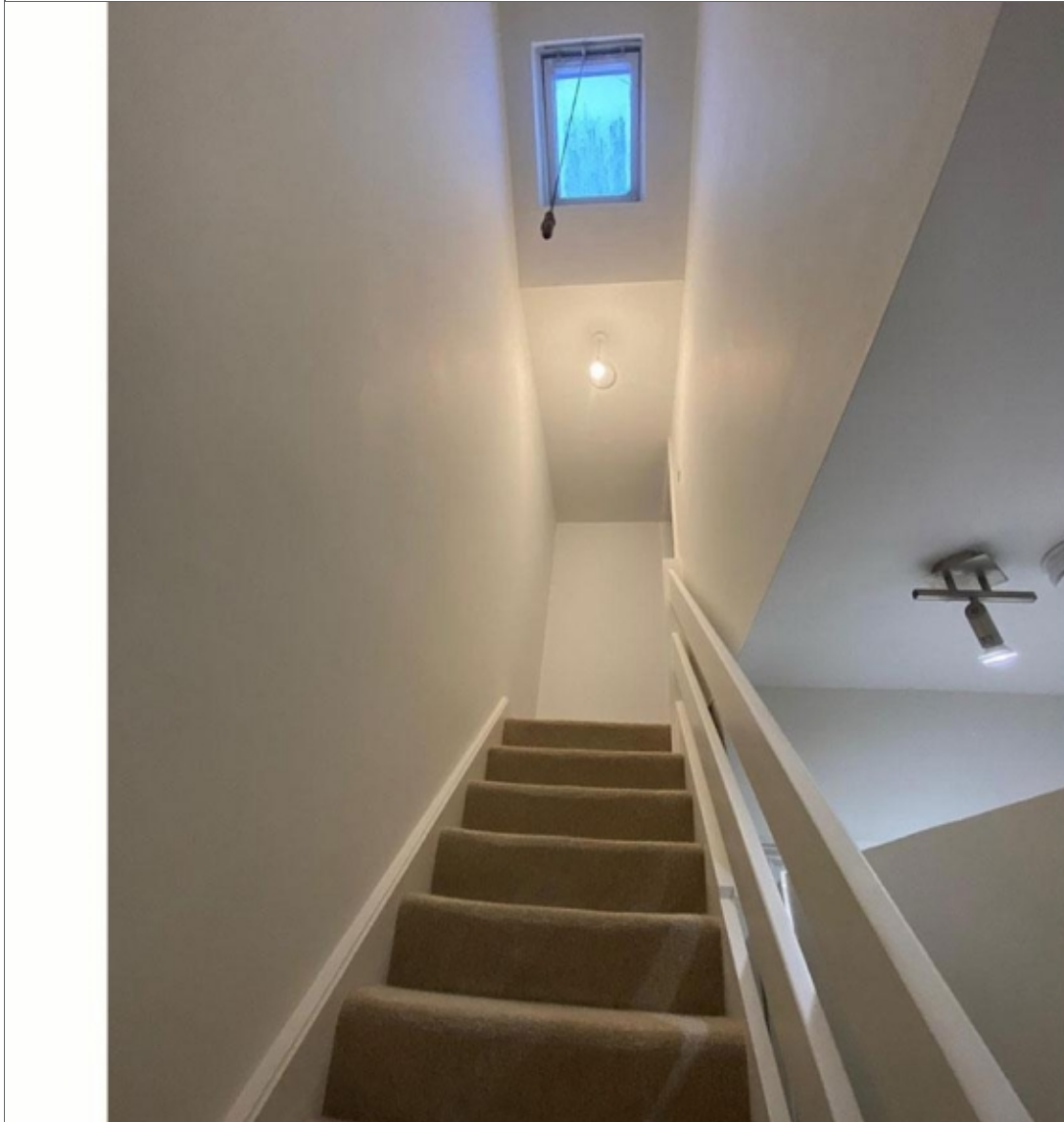
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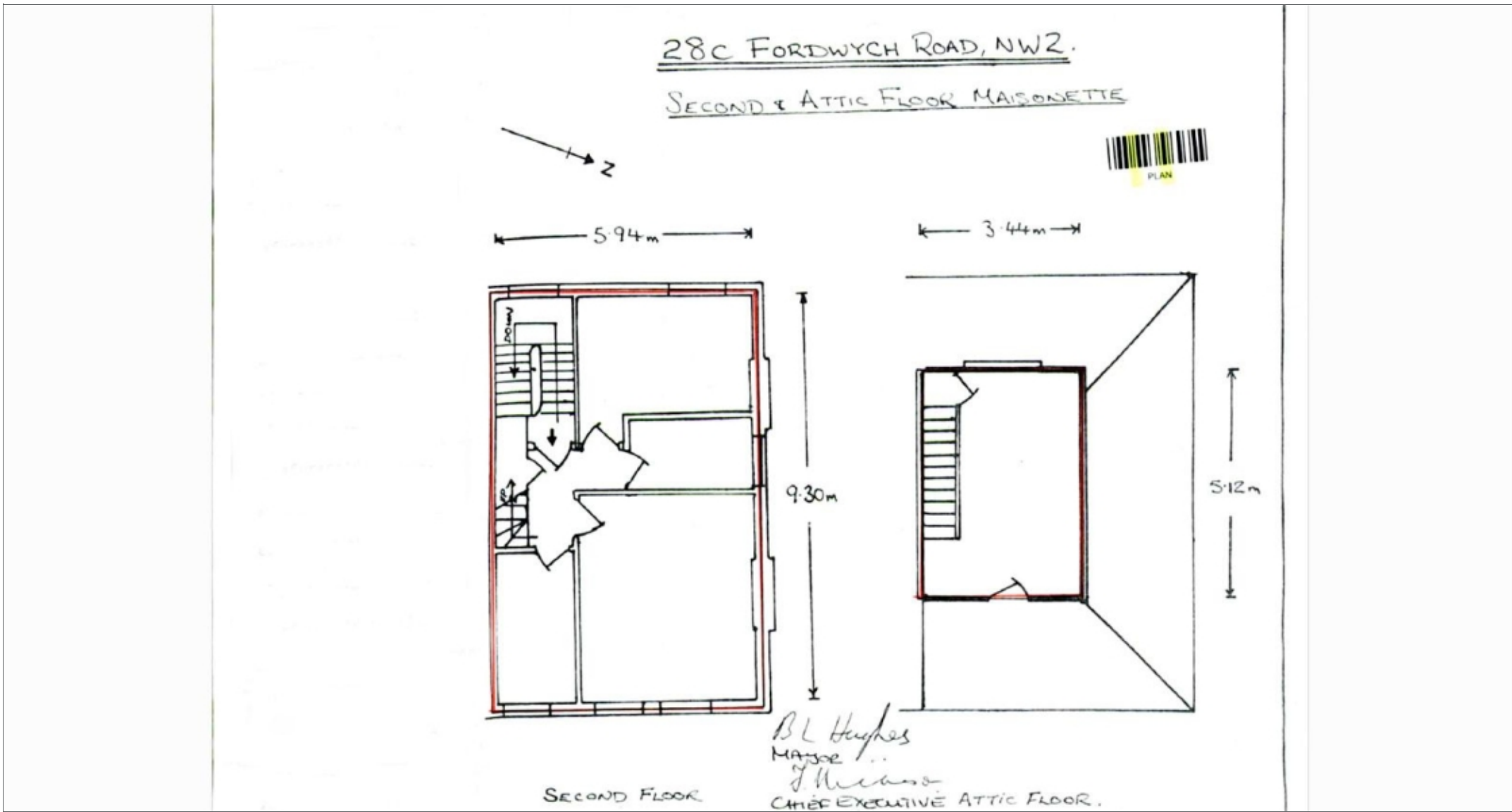
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2024