

**LOT  
6**

## 36 Beeton Close Pinner, Middlesex HA5 4NZ

Of interest to owner occupiers and rental investors. A two bedroom mid terrace house presented in reasonable decorative order with garage, convenient for shops and Hatch End Station. **Vacant.**

### Tenure

Freehold.

### Location

- Pinner is a popular residential suburb located 12 miles north-west of Central London, between Stanmore and Northwood
- Beeton Close is a residential cul-de-sac off Park View
- Shopping amenities along Uxbridge Road (A410) are conveniently close by
- Various leisure areas and the Harrow Arts Centre are nearby
- Good road communications provide access to the M1 and M25

🚇 Pinner (Metropolitan Line), Hatch End (Overground)

### Description

- A two storey mid terrace house
- The interior, which has double glazing and gas central heating, is presented in reasonable decorative order
- Rear garden of about 40ft with paved patio
- Garage with up and over door in nearby block

### Accommodation

- Ground Floor – Entrance Hall, Reception Room, Kitchen/Breakfast Room
- First Floor – Two Bedrooms, Bathroom/WC

### Viewing

Please refer to our website  
[savills.co.uk/auctions](http://savills.co.uk/auctions)



**LOT  
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## 83 Lucas Avenue Upton Park London E13 0QP

*In the Same Ownership  
for Over 50 years*

Of interest to builders, developers and owner occupiers. A three bedroom mid terrace house in need of modernisation with potential to extend, conveniently located for transport facilities and amenities of Upton Park. **Vacant.**

### Tenure

Freehold.

### Location

- Located near to the junction of Lucas Avenue and Harold Road
- An extensive range of shopping facilities can be found nearby along Green Street and Plashet Road
- Recreational amenities of West Ham Park and Plashet Park are both easily accessible

🚇 Upton Park (District and Hammersmith & City Lines)

### Description

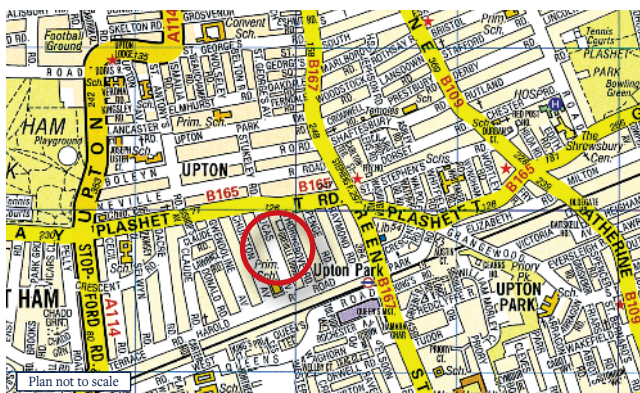
- A two storey mid terrace house
- In need of modernisation
- Potential to extend (subject to requisite consents)
- Benefits from a cellar
- Rear garden

### Accommodation

- Ground Floor – Entrance Hall, Three Reception Rooms, Kitchen
- First Floor – Three Bedrooms, Bathroom/WC

### Viewing

Please refer to our website  
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