



**76 Peel Road, Wembley, Middlesex, HA9 7LX**

**£200,000**

CASH BUYERS ONLY.

FOR SALE BY LIVESTREAM AUCTION ON FRIDAY 23 JULY 2021 FROM 12 NOON

NO INTERNAL VIEWINGS

76 Peel Road is being sold under the jurisdiction of the Court of Protection. It has not been viewed by the auctioneers and no internal viewings will be possible.

Neither the auctioneers nor the Seller's Solicitors know the names of the current occupants and/or the dates when they might have changed/commenced their occupation. However, the firm of enquiry agents the Seller's Solicitors instructed to visit the property in January 2020 reported that had been told by one of the occupants that he had paid rent in cash directly to Annette Drummond-Rees, the property owner.

The firm of enquiry agents the Seller's solicitors instructed to visit the property in January 2020 reported that one of the occupants (an adult male) told them that he resided at the property with his wife and children and another adult. The occupant told the enquiry agents that they had lived at the property for approximately six years. The occupant also told the enquiry agents that he paid rent of £1500.00 per month to "the landlord", Dr Drummond Rees in cash and that he had last paid her "last month". The Seller's solicitors are not able to confirm the frequency or the amount of the alleged cash payments.

The enquiry agents also advised that when they visited the property, the occupant told them that there was a tenancy agreement but that it was in his brother's name as the occupant did not have the necessary paperwork to apply to rent a property. The occupant also said that his brother did not reside there.

The deputy has received a notice from Brent Council which indicates that they believe that the property is being occupied as an HMO – without a licence. However, Brent Council have now emailed to say that they have received confirmation from the tenants occupying the property confirming there is one family living in the property.

Please see floor plan. Approximately 823 sqft

