



**SITUATION**

Located in an excellent position in this popular residential area close to the busy shops, bars and restaurants on West End Lane and only a short distance from Hampstead and Golders Green.

**VAT is NOT payable in respect of this Lot**

**PROPERTY**

Forming the upper parts of a terraced property comprising **6 Self-Contained Studio Flats**. In addition, there is a rear building currently used for **Residential Accommodation**.

**FLYING FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 1 (First Floor)	Living Area/Kitchenette, Shower room/WC	Individual	1 year from 10th June 2010	£9,480	AST Section 21 Notice served requiring possession expiring 9th October 2011
Flats 2 -6 (First and Second Floors)	<b>5 Flats:</b> Each Living Area/Kitchenette, Shower room/WC	<b>VACANT</b>			
Rear Building	Not Inspected - Believed to be 1 Room incl. Kitchenette, Shower room/WC	Individual	1 year from 26th July 2010	£12,480	AST The tenant remains in occupation and the vendors are taking steps to obtain possession.
<b>TOTAL</b>				<b>£21,960 plus 5 vacant flats</b>	

**£21,960 per annum  
plus 5 Vacant Flats**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **NICHOLAS BORD**



**JOINT AUCTIONEERS**

Colliers International

**VENDOR'S SOLICITORS**

Walker Morris - Tel: 0113 283 2500

Ref: S. Young Esq. - Email: steven.young@walkermorris.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration  
fee of £275 (including VAT) upon exchange of contracts