



6 WEEK COMPLETION

SITUATION

Located close to Henlys Corner in this well-known location only a few hundred yards from the many shops and restaurants of Temple Fortune lying midway between Golders Green and Finchley Central, benefiting from excellent bus links.

PROPERTY

Forming part of this large block comprising a **Self-Contained 2 Bed Flat** at first floor level benefiting from its own access. The property is in need of modernisation.

ACCOMMODATION

First Floor Flat

- 2 Bedrooms
- Reception Room
- Kitchen
- Bathroom
- Separate WC

Room sizes available from the Auctioneers upon request

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years (less 3 days) from 21st January 1936 at a fixed ground rent of £18.90 p.a. (thus having approximately 23 years unexpired)

Offered with FULL VACANT POSSESSION

Note 1: The long leaseholder has a right to enfranchise and receive a longer lease at nil ground rent once they have owned the property for 2 years.

Note 2: We are informed that in 2010 Flat 7 & Flat 4 sold for £263,000 and £239,000 respectively with longer leases.

Vacant 2 Bed Flat

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

VENDOR'S SOLICITORS
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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