



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.

PROPERTY

Forming the upper parts of a terraced property comprising **6 Self-Contained Studio Flats**.

VAT is NOT payable in respect of this Lot

FLYING FREEHOLD offered with FULL VACANT POSSESSION (see Note 1)

ACCOMMODATION

6 Flats: Each Living Area/Kitchenette, Shower Room/WC (see Note 1)

Note 1: Flat 1 was previously occupied on an AST for a term of 1 year from 10th June 2010 at a rental of £9,480 per annum. Notice was served requiring possession expiring 9th October 2011. No rent has been requested or received in the intervening period therefore no warranty is given that the tenant has vacated the premises.

Note 2: This lot was sold in our October 2011 Auction, but did not complete due to an issue regarding the Title to a rear section which is not now being included in the property being sold.

6 Vacant Studio Flats (see Note 1)

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