

LOT 19

1 Glentworth Court, Stonegrove,  
Edgware, Middlesex HA8 7UE

Reserve Below  
£125,000

ON BEHALF OF EXECUTORS

4 WEEK COMPLETION



### SITUATION

Located in a popular and sought after north-west London residential area, and within 1 mile from the multiple shopping facilities of Station Road, the Broadwalk Shopping Centre and Edgware Underground Station (Northern Line) & Bus Station.

Edgware lies approximately 10 miles north-west of Central London with good access via the main A41.

### PROPERTY

Part of a two storey block comprising a ground floor **2 Bed Flat** with a front garden. In addition, the property benefits from a separate **Garage** to the rear approached via a service road.

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

### ACCOMMODATION

#### Ground Floor Flat

3 Rooms  
Kitchen  
Bathroom  
Separate WC

**Plus Front Garden and Single Garage**

### TENURE

**Leasehold for a term of 99 years from 29th September 1958 (thus having approx 45¼ years unexpired) at a fixed ground rent of £14.70 p.a.**

**Offered with FULL VACANT POSSESSION**

**Note: The Vendor has the right to enfranchise for an additional 90 year extension at nil ground rent under the Leasehold Reform, Housing and Urban Development Act 1993. At the request of the Purchaser, the Vendor will serve the appropriate Section 42 Notice and the Purchaser will take over all obligations.**

## Vacant 2 Bed Flat

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

### VENDOR'S SOLICITORS

Darlingtons Solicitors - Tel: 020 8951 6666  
Ref: P. Rabin Esq - Email: prabin@darlingtons.com

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