



6 WEEK COMPLETION

SITUATION

Situated in a cul-de-sac location close to the junction with the A41 Watford Way within close proximity to the RAF Museum, Sunny Hill Park and within 1 ½ miles of Colindale Underground Station (Northern Line) benefitting from excellent road links via the A41, A1 and the M1 (Junction 2). Hendon is a popular residential area being approximately 2 miles from Brent Cross Shopping Centre and 8 miles north west of Central London.

PROPERTY

Forming part of a semi-detached property comprising an **Unmodernised Self-Contained 2 Bed Flat** at first floor level benefitting from gas central heating (not tested) and **Off Street Parking for one car**.

ACCOMMODATION

First Floor Flat
2 Bedrooms
Kitchen
Lounge
Bathroom/WC
GIA Approx. 535 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1978 (thus having 64 ½ years unexpired) at a ground rent of £70 p.a. rising to £105 p.a. in 2044.

Offered with FULL VACANT POSSESSION

Note: There may be potential to carry out a loft conversion subject to obtaining the necessary consents.

**Unmodernised
Vacant 2 Bed Flat**

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

VENDOR'S SOLICITORS
Sabeers Stone Greene LLP - Tel: 020 8740 7007
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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 £600 (including VAT) upon exchange of contracts