

**6 WEEK COMPLETION****SITUATION**

Located in this popular residential north west London suburb close to the junction with the A41 Hendon Way and being within 1 mile of the shops and amenities of West Hampstead, Finchley Road, Golders Green and Hampstead. The property enjoys good road links via the A41 to the North Circular Road and the M1 (Junction 1).

**PROPERTY**

Forming part of this large block comprising a **Self-Contained 2 Bed Flat** at ground floor level together with its own small **Private Rear Patio** overlooking the communal gardens. The property benefits from gas central heating (not tested) and off street parking.

**ACCOMMODATION****Ground Floor Flat**

2 Bedrooms  
Kitchen  
Lounge  
Bathroom/WC

**GIA Approx. 600 sq ft Plus Private Rear Patio**

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

**TENURE**

**Leasehold for a term of 125 years from 1st October 1984 (thus having 96 ½ years unexpired) at a fixed ground rent of £10 p.a.**

**Offered with FULL VACANT POSSESSION**

**Vacant 2 Bed Flat**

The Surveyors dealing with this property are  
**MATTHEW BERGER** and **SOPHIE TAYLOR**

**VENDOR'S SOLICITORS**

Freeman Solicitors Ltd – Tel: 020 7724 5855  
Ref: S Winston Esq – Email: simonwinston@btconnect.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 £600 (including VAT) upon exchange of contracts