



SITUATION

Occupying a busy trading position amongst a host of established traders close to the junction with Weedington Road being close to Chalk Farm & Kentish Town Underground Station (Northern Line) and Kentish Town Mainline Station. Queens Crescent Market, one of London's oldest street markets is held every Thursday and Saturday. Kentish Town is a popular north London residential suburb which lies approximately 3 miles from Central London.

PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained Flat** at second floor level with separate front entrance.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Second Floor Flat

1 Bedroom
Open plan Kitchen/Lounge
Bathroom/WC

TENURE

Leasehold for a term of 125 years from 25th March 2013 at a ground rent of £250 p.a. rising by £100 every 25 years.

TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual** for a term of 1 year from 18th October 2012 at a current rent of **£11,520 per annum** exclusive.

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The Surveyors dealing with this property are **JONATHAN ROSS** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
KHH Law – Tel: 020 8800 8866
Ref: N. Hanan Esq – Email: nigelhanan@khhlaw.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 £600 (including VAT) upon exchange of contracts