

**6 WEEK COMPLETION**



**SITUATION**

Located at the corner of Bedford Avenue and Adeline Place just off Bedford Square and within 100 yards of Tottenham Court Road, in this highly desirable residential area enjoying excellent transport links both by Bus and Underground to the West End and City. The property is very close to the British Museum and only minutes from the prime shopping in Oxford Street.

**PROPERTY**

A spacious **Lower Ground Floor 3 Bedroom Flat** in one of Bloomsbury's premier period mansion blocks benefitting from its own front entrance. The flat enjoys excellent natural light and offers various attractive features including a fireplace, parquet flooring, period cornicing as well as Gas Fired Central Heating. There is also a resident Porter on-site.

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

**TENURE**

**Leasehold for a term of 999 years from 29th September 1974 at a ground rent of £100 p.a. rising by £100 every 333 years.**



**ACCOMMODATION**

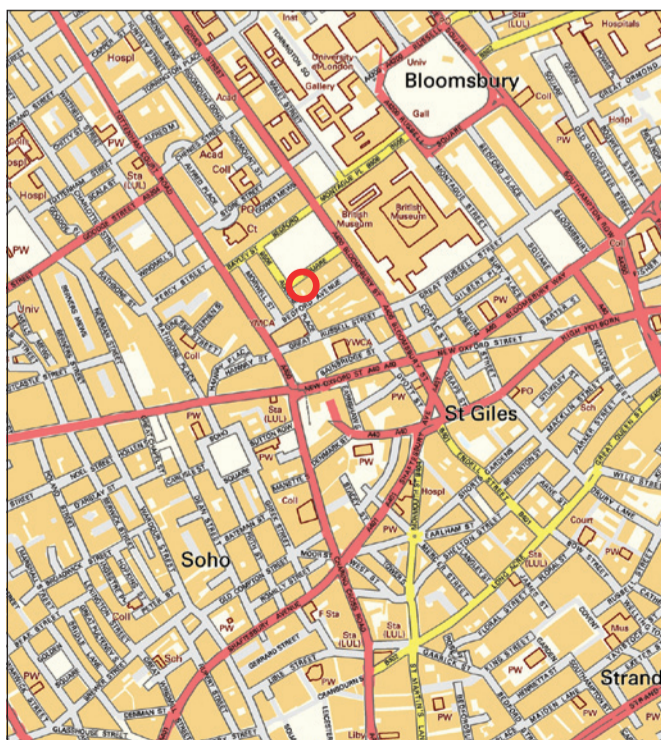
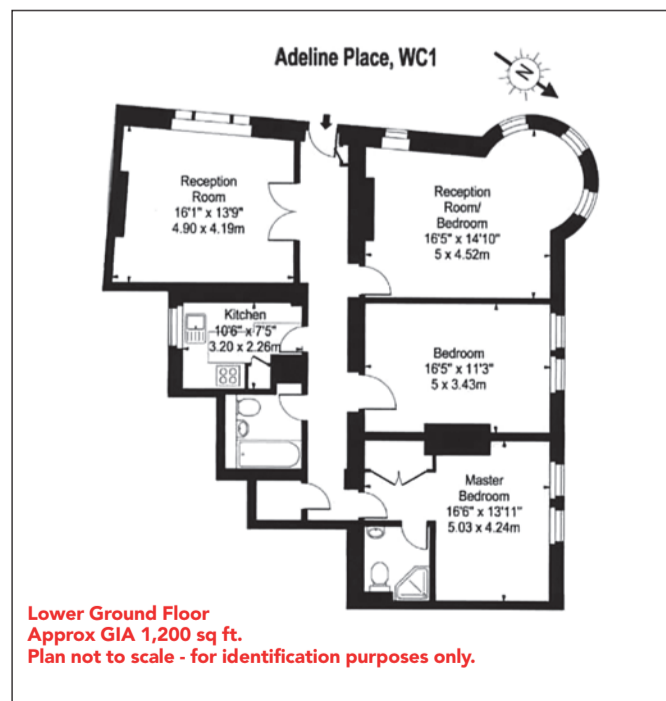
<b>Lower Ground Floor Flat</b>	
Bedroom 1	16'6" x 13'11"
En-Suite Shower/WC	
Bedroom 2	16'5" x 11'3"
Bedroom 3	16'5" x 14'10"
Reception Room	16'1" x 13'9"
Kitchen	10'6" x 7'5"
Bathroom/WC	

**GIA** **Approx 1,220 sq ft**

**Vacant 3 Bed Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

**Offered with FULL VACANT POSSESSION**



**VENDOR'S SOLICITORS**  
Scott Fowler - Tel: 01604 750506  
Ref: M. Campbell Esq - Email: m.campbell@scottfowler.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