



6 WEEK COMPLETION

SITUATION

In one of the best positions in this well known shopping centre serving the surrounding affluent residential area within a few minutes walk of Golders Green Underground Station (Northern Line).

VAT is NOT payable in respect of this Lot

PROPERTY

Forming part of a mid terraced building comprising **9 Self-Contained Flats (7 x 1 Bed Flats and 2 x Studio Flats)** planned on the first, second and third floors with communal front access together with rear access via Accommodation Road. Each flat has been modernised to a good standard with Video Entryphone, a Fire Alarm System and well maintained, carpeted common parts.

TENURE

Leasehold for a term of 999 years from 2006 at a fixed ground rent of £500 p.a.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (1st Floor)	Bedroom, Reception/Kitchen, Bathroom/WC plus Balcony	Individual	1 year from 26th July 2011	£11,700	AST. Holding Over £1,320 Rent Deposit held
Flat 2 (1st Floor)	Bedroom, Reception/Kitchen, Bathroom/WC	2 Individuals	1 year from 8th September 2011	£12,999.96	AST. Holding Over £1,500 Rent Deposit held
Flat 3 (1st Floor)	Bedroom, Reception/Kitchen, Bathroom/WC plus Balcony	Individual	1 year from 23rd July 2012	£13,779.96	AST. Holding Over £3,445 Rent Deposit held
Flat 4 (1st Floor)	Bedroom, Reception/Kitchen, Shower/WC	VACANT			
Flat 5 (2nd Floor)	Bedroom, Reception/Kitchen, Bathroom/WC	Individual	1 year from 12th September 2012	£14,300	AST. Holding Over £3,575 Rent Deposit held
Flat 6 (2nd Floor)	Bedroom, Reception/Kitchen, Bathroom/WC	2 Individuals	1 year from 15th June 2012	£14,299.92	AST. Holding Over £1,590 Rent Deposit held
Flat 7 (2nd Floor)	Mezzanine Sleeping Area, Reception/Kitchen, Bathroom/WC	Individual	1 year from 28th January 2013	£12,999.96	AST £1,500 Rent Deposit held
Flat 8 (2nd Floor)	Mezzanine Sleeping Area, Reception/Kitchen, Bathroom/WC	2 Individuals	1 year from 17th May 2013	£11,960.04	AST £1,380 Rent Deposit held
Flat 9 (3rd Floor)	Bedroom, Reception/Kitchen, Bathroom/WC	Individual	1 year from 25th June 2011	£11,959.92	AST. Holding Over £1,200 Rent Deposit held

TOTAL

**£103,999.76
Plus Vacant Flat**

**£103,999.76 p.a.
Plus 1 Vacant Flat**

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

VENDOR'S SOLICITORS

Stepien Lake - Tel: 020 7467 3030
Ref: M. Thomas, Esq - Email: mark.thomas@stepienlake.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 £500 (including VAT) upon exchange of contracts