

6 WEEK COMPLETION



SITUATION

Located close to the corner of Chislehurst Avenue, just off Ballards Lane and within easy reach of local shopping and transport amenities, within this most sought after residential area.

Finchley is a popular north London suburb some 8 miles from the West End.

PROPERTY

A terraced house which has been converted into **2 Self-Contained Flats** each with front entrance together with off-street parking.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	2 Bedrooms, Living Room/Kitchen, 2 Bathrooms/WC's	Individual	125 years from 25th March 2010	£300	FRI Doubling every 25 years
First Floor Flat	3 Bedrooms, Living Room/Kitchen, 2 Bathrooms/WC's	2 Individuals	125 years from 25th March 2010	£300	FRI Doubling every 25 years
TOTAL				£600	

Note 1: The freeholder manages and insures the property. Current Sum Insured £300,000. Current Premium £673.

Note 2: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

£600 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Quastel Midgen LLP - Tel: 020 7908 2525
Ref: J Neilan Esq - Email: jneilan@quastels.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 £500 (including VAT) upon exchange of contracts