



SITUATION

Located within this purpose built development, directly off Mount Pleasant and just a few hundred yards from the various shops and restaurants on Cockfosters Road and Cockfosters Underground Station (Piccadilly Line).

Cockfosters is a popular and highly sought after residential suburb approximately 13 miles north of central London.

PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the ground floor in this purpose built block with independent gas central heating and entryphone. There is unallocated parking.

VAT is NOT payable in respect of this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom 1	12'0" x 12'11"
Bedroom 2	7'5" x 11'6"
Living Room	12'0" x 20'2"
Kitchen	6'6" x 11'4"
Bathroom/WC	5'11" x 8'1"

GIA Approx 642 sq ft

TENURE

Leasehold for a term of 999 years from and including 24th June 2008 at a current ground rent of £150 p.a. (subject to increase).

TENANCY

The property is let on a Regulated Tenancy to an Individual at a current rent of **£8,136 per annum** exclusive.

Effective date of Registration: 15/01/14

£8,136 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Watson, Farley & Williams LLP - Tel: 020 7814 8000
Ref: G. Ritter Esq - Email: gritter@wfw.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