



SITUATION

Located close to the junction with Norfolk Place on this highly desirable and sought after wide tree lined road. Both Hyde Park and Oxford Street are within close proximity and the area is well served by good transport facilities including Lancaster Gate (Central Line) and Paddington Underground (Bakerloo, Circle & District, Hammersmith & City Lines) and Main Line Stations.

PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the second floor in this purpose built block benefitting from electric wall heaters and an entryphone. In addition, the flat is served by a lift and there is a front service road.

VAT is NOT payable in respect of this Lot

ACCOMMODATION (measurements to maximum points)

Second Floor Flat

Bedroom 1	9'11" x 17'1"
Bedroom 2	7'11" x 9'3"
Living Room	11'6" x 14'10"
Kitchen	12'0" x 6'3"
Bathroom/WC	8'0" x 4'11"

GIA Approx 575 sq ft

TENURE

Leasehold for a term of 189 years from 1st January 1981 at a current ground rent of £100 p.a. (subject to increase).

TENANCY

The property is let on a Regulated Tenancy to an Individual at a current rent of **£11,056.50 per annum** exclusive.

Effective date of Registration: 17/07/14

£11,056.50 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