



SITUATION

Located close to the junction with Carlton Vale and approximately 350 yards from Maida Vale Underground Station (Bakerloo Line) and the various shopping facilities and eateries in Elgin Avenue. Paddington Recreation Ground is to the rear of the property. Maida Vale is a prosperous and highly sought after residential area approximately 2 miles north-west of the West End.

PROPERTY

Comprising a **Self-Contained 3 Bed Flat** on Raised Ground Floor in this purpose built block. The property includes gas central heating and an entryphone and it benefits from use of a rear communal garden.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of approx.194 years from 26th November 2004 at a peppercorn ground rent.

ACCOMMODATION (measurements to maximum points)

Raised Ground Floor Flat

Bedroom 1	13'1" x 12'6"
Bedroom 2	11'8" x 7'2"
Bedroom 3	7'2" x 6'7"
Living Room	18'4" x 14'9"
Kitchen	12'4" x 11'9"
Bathroom	
Separate WC	

GIA Approx 907 sq ft

TENANCY

The property is let on a Regulated Tenancy to an Individual at a current rent of **£11,255 per annum** exclusive.

Effective Date of Registration: 27/03/14

Note: A 3 bed flat on the third floor (no lift) in Carlton Mansions sold for £1,150,000 in February 2015.

£11,255 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