



**SITUATION**

Located close to the junction with Fleet Street and being within close proximity to the City, Covent Garden, Holborn and the West End as well Temple and the Courts of Justice. Chancery Lane Underground Station (Central Line) is approximately 1/3 mile distant.

**PROPERTY**

Comprising a **Self-Contained 1 Bed Flat** on the Sixth Floor of this mixed commercial and residential block which has benefitted from a recently transformed façade. The property includes an entryphone and benefits from use of 2 passenger lifts and an onsite Porter.

**ACCOMMODATION**

**Sixth Floor Flat**  
Bedroom  
Living Room with Galley Kitchen  
Bathroom/WC

**GIA Approx 422 sq ft**

**£10,803 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

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 164 years from 2005 at a peppercorn ground rent.**

**TENANCY**

The property is let on a Regulated Tenancy to an Individual at a current rent of **£10,803 per annum** exclusive.

**Effective Date of Registration: 02/04/14**

**Note: A 1 bed flat on the sixth floor of Clifford's Inn sold for £640,000 in April 2015.**

**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