

6 WEEK COMPLETION



SITUATION

Located at the junction with Hampden Road in this popular residential area and being approximately 1 mile from the eclectic mix of speciality and multiple retailers in Muswell Hill Broadway.

Muswell Hill is an affluent and extremely popular suburb of north London between Highgate and Finchley and enjoys good road access via the A406 (North Circular Road).

PROPERTY

Forming part of a purpose built block comprising an **unmodernised 1 Bed Flat** planned on the ground floor.

VAT is NOT payable in respect of this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom	12'0" x 10'5"
Lounge	15'3" x 12'5"
Kitchen	10'8" x 10'10"
Bathroom/WC	7'5" x 5'6"

GIA Approx. 485 sq ft

TENURE

Leasehold for a term of 180 years (less 10 years) from 7th May 1954 (thus having approx. 118 ¾ years unexpired) at a peppercorn ground rent.

Offered with FULL VACANT POSSESSION

**Unmodernised
1 Bed Flat**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

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



JOINT AUCTIONEERS
Becker & Co – Tel: 020 8906 1115
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VENDOR'S SOLICITORS
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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