

LOT
52

11B Dollis Road, Finchley,
London N3 1RB

*Guide: £270,000
BY ORDER OF THE COURT

LEASEHOLD FOR SALE BY PUBLIC AUCTION
TUESDAY 14TH JULY 2015 AT 12 PM
(UNLESS SOLD PRIOR)
AT THE RADISSON BLU PORTMAN HOTEL,
22 PORTMAN SQUARE, LONDON W1H 7BG

6 WEEK COMPLETION



SITUATION

Located close to the junction with Nether Street being just approx. ¼ mile from Finchley Central Underground Station (Northern Line) and the various multiple retailers in Ballards Lane.

Finchley is a popular and sought after suburb being approx. 8 miles north of central London.

PROPERTY

Forming part of a terraced building comprising a **Period 2 Bed Flat** on the first floor with character features and high ceilings.

ACCOMMODATION (measurements to maximum points)

Floor Plan available from Auctioneers

First Floor Flat

Bedroom 1	12'8" × 11'9"
Bedroom 2	11'0" × 9'6"
Living Room	17'9" × 15'6"
Kitchen	8'5" × 7'7"
Bathroom/WC	7'5" × 5'6"

GIA Approx 810 sq ft

Vacant 2 Bed Flat

VENDOR'S SOLICITORS

Layzells – Tel: 020 8444 0202
Ref: C. Lopez, Esq – Email: chris@layzellslaw.co.uk

* 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 99 years from 24th June 1987 (thus having approx. 71 years unexpired – see Note).

Offered with FULL VACANT POSSESSION

Note: The Long Leaseholder has a right to enfranchise and receive an extension of the lease by an additional 90 years at nil ground rent once they have owned the property for 2 years.

AUCTIONEERS:



Brook Point 1412 High Road, Whetstone, London N20 9BH
Tel: 020 8492 9449 Ref: M. Berger – Email: mberger@barnettross.co.uk

JOINT AUCTIONEERS:

Martyn Gerrard – Tel: 020 8346 0102
Ref: S. Henderson – Email: scotth@martynherrard.co.uk



General Conditions and Memorandum
As per Barnett Ross Catalogue 14th July 2015

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