



SITUATION

Located near to the junction with Kilburn Lane in this highly sought after residential area approximately 4 ½ miles north-west of the West End.

PROPERTY

A mid terraced building comprising **3 Self-Contained Flats** together with a Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 2: The Freeholder currently appoints management and insures. Current sum insured £672,341. Current premium £891.97.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground & Part First Floor Flat	Not inspected	Mountview Estates plc	125 years from 20th February 2015	£300	FRI Rent rises by £300 every 25 years.
First Floor Flat	Not inspected	Individual(s)	125 years from 25th December 1991	£100 <i>(rising to £200 in 2016)</i>	FRI Rent rises by £100 every 25 years.
Second Floor Flat	Not inspected	Individual(s)	125 years from 25th December 1991	£100 <i>(rising to £200 in 2016)</i>	FRI Rent rises by £100 every 25 years.
TOTAL				£500 (rising to £700 in 2016)	

£500 p.a. rising to £700 p.a. in 2016

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

* 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