



**SITUATION**

Located opposite Regent’s Canal, close to the junction with Crompton Street and Maida Avenue, being within walking distance to various shops and amenities (Church Street Market) as well as having Oxford Street just a short distance away.

In addition, the property benefits from Edgware Road Underground Station (Circle & District Lines) and Warwick Avenue Underground Station (Bakerloo Line) being within close proximity.

**PROPERTY**

Comprising a **Self-Contained Raised Ground Floor Flat** within this mid terrace building.

**ACCOMMODATION**

**Raised Ground Floor Flat**

Open-plan Living/Kitchen/Bedroom, Shower Room, WC (Floor plan available upon request)

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

**TENURE**

**Leasehold for a term of 99 years from 1st March 2006 (having approx. 89 ½ years unexpired) at a fixed ground rent of £250 p.a. (see Note 3).**

**TENANCY**

The property is let on an AST for a term of 1 year from 6th March 2015 to an individual at a current rent of **£13,419.12 per annum** exclusive.

**Note 1: The Kitchen is fully fitted with Oven, Hob, Fridge, Washing Machine and Microwave all of which are included in the sale.**

**Note 2: There is a small ceiling space storage area with hatch access.**

**Note 3: There are Service Charge and Ground Rent provisions in the lease but nothing has been demanded in the last 3 years.**

**£13,419.12 per annum**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**

\* Refer to Point 9 in the ‘Notice to all Bidders’ page

**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