

IN SAME FAMILY OWNERSHIP FOR OVER 50 YEARS



SITUATION

Located on the corner with Armitage Road in this sought after residential area within a few yards of the main shopping area and approx. ¼ mile from Golders Green Station (Northern Line). Golders Green is a popular and affluent suburb approx. 5 miles north-west of central London.

VAT is NOT payable in respect of this Lot

PROPERTY

A substantial semi-detached house built in the late 1920s comprising **2 Self-Contained Flats (one with a private rear Garden)** planned on ground, first and second floors. In addition there is separate side access to a **Cellar** (vacant). Each flat benefits from gas central heating and is accessed from a shared entrance porch on Armitage Road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 48a (Ground Floor Flat)	2 Bedrooms, Breakfast Room (Used as a Bedroom) Living Room, Kitchen, Bathroom, separate WC GIA Approx. 1,238 sq ft				<p>TO BE VACANT</p> <p>Note 1: Currently let on an AST at £18,240 p.a., but on 29th February 2016, the Landlord served the statutory Section 21 Notice requesting possession.</p>
No. 48b (First & Second Floor Flat)	4 Bedrooms, Living Room, Kitchen, Bathroom, separate WC plus 2 Loft/Store Rooms. GIA Approx. 1,654 sq ft (inc eaves)				

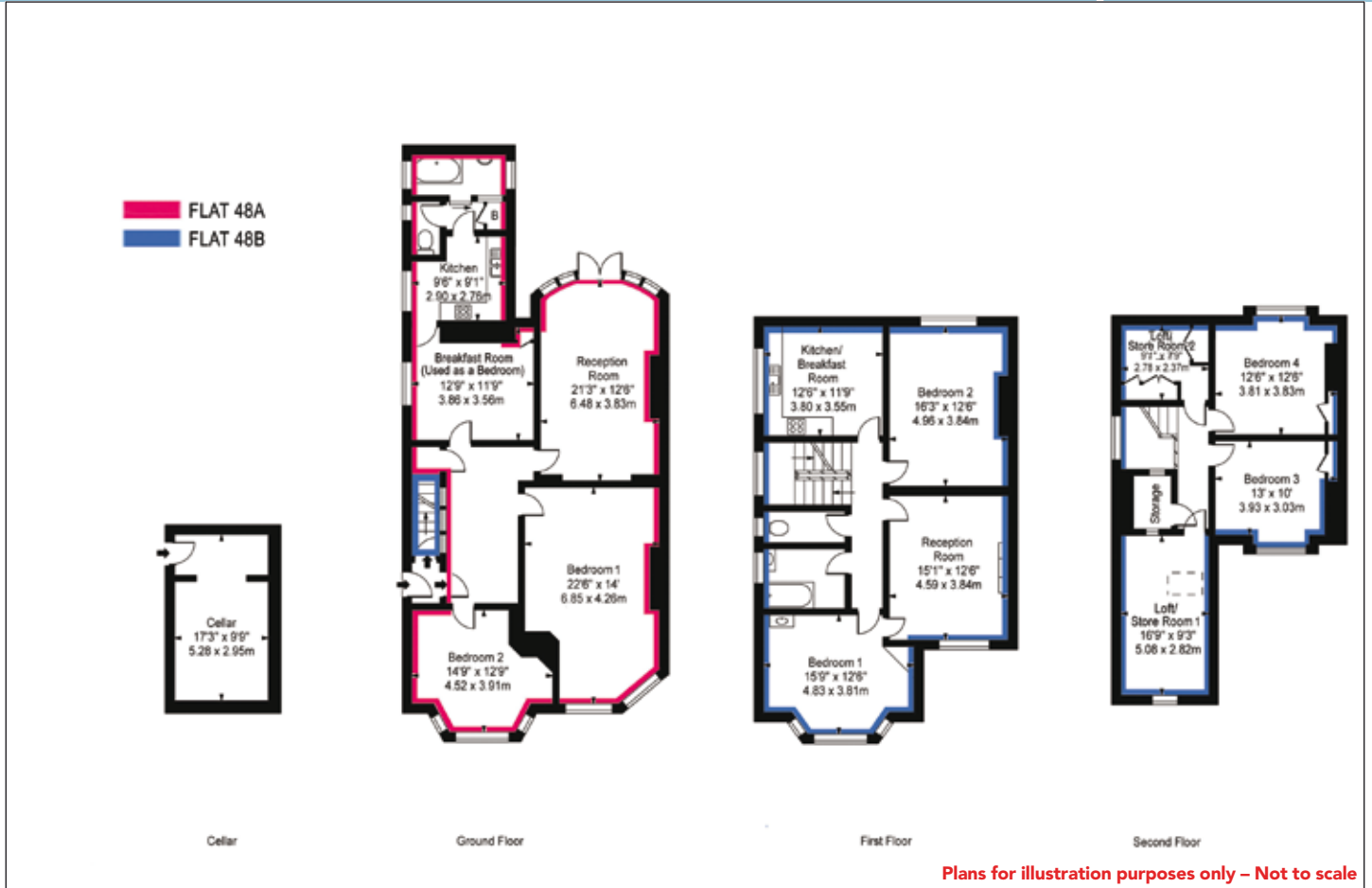
2 Flats to be Vacant with Freehold

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

Note 2: There is potential to reconfigure the existing layout and extend at the rear to provide an additional number of self-contained flats, subject to obtaining the necessary consents.

Note 3: 6 Week Completion

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



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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