

IN SAME FAMILY OWNERSHIP FOR OVER 50 YEARS



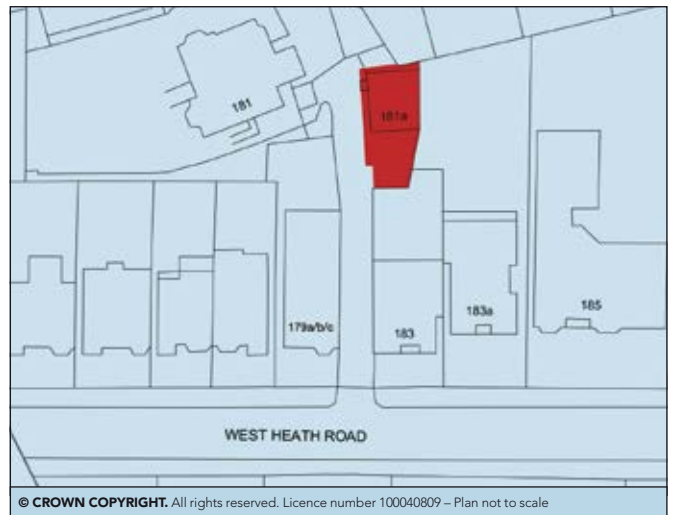
SITUATION

Located via a shared driveway set back from West Heath Road in this highly sought after residential area and being only a few hundred yards from Golders Hill Park. Golders Green Underground Station (Northern Line) is within ½ mile and the property is within close proximity to Hampstead Heath.

Hampstead is a prestigious London suburb with easy access to the A41 and approx. 4 miles north-west of central London.

PROPERTY

A detached two storey **Mews Building** comprising **2 Garages** on the ground floor and separate side access to a **Self-Contained 1 Bed Flat** on the first floor. The flat also benefits from a store room on the ground floor and internal access to one of the garages. The property includes a **Front Forecourt**.



VAT is NOT payable in respect of this Lot

FREEHOLD

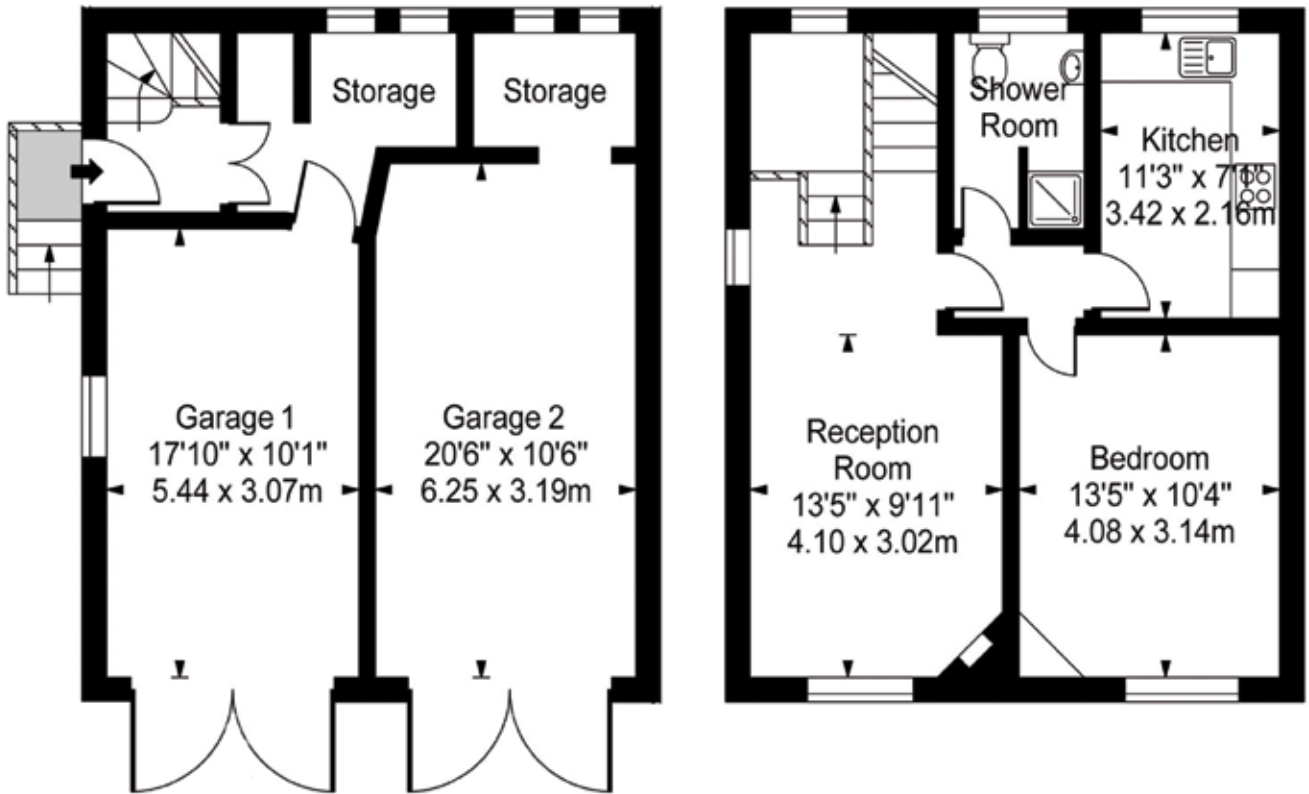
Note 1: There is potential to redevelop the mews house to include construction on the front forecourt and possibly to include a second floor, subject to obtaining the necessary consents.

Note 2: 6 Week Completion

Vacant Mews Building with Development Potential (see Note 1)

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

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



Plans for illustration purposes only – Not to scale

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Part Ground & First Floor Flat	Ground Floor Garage, Store Room First Floor 1 Bedroom, Kitchen, Reception Room, Shower/WC				VACANT
Part Ground Floor	Garage, Store Room				VACANT

**Total GIA Approx. 1,034 sq ft
Plus Front Forecourt**

VENDOR'S SOLICITORS
Macroy Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroyward.co.uk

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