



6 WEEK COMPLETION

The Property ↓

SITUATION

Located close to the junction with West End Lane being just a short walk to the amenities of West Hampstead and Hampstead Village. The property benefits from good transport links approx. 1/3 mile from Finchley & Frognal Main Line Station and 1/2 mile to Finchley Road Underground Station (Metropolitan & Jubilee Lines). Hampstead is one of the most sought after suburbs in London being approx. 4 miles north-west of central London.

PROPERTY

Forming part of a terraced building comprising a **Self-Contained 1 Bed Flat (with additional internal room – see Note)** planned on the second floor and accessed via a rear entrance just off West End Lane. The flat benefits from gas central heating, entryphone and part double glazing and it will be offered fully furnished to include:

- Fitted kitchen
- Fridge/Freezer
- Oven/hob
- Washing machine
- 2 Double beds
- Wardrobes

ACCOMMODATION

Second Floor Flat (measurements to maximum points)

Living Room/Kitchen	16'7" x 13'6"
Bedroom	12'0" x 14'3"
Internal Room	6'7" x 10'7"
Bathroom/WC	5'4" x 6'9"

GIA Approx. 538 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 24th June 1989 at current ground rent of £40 p.a. doubling every 50 years.

Offered with VACANT POSSESSION

Note: There may be potential to reconfigure the flat to create 2 bedrooms, subject to obtaining the necessary consents.

Vacant 1 Bed Flat with Potential

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **ROY TAMARI**

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

VENDOR'S SOLICITORS

Stradbrooks Solicitors - Tel: 020 3288 1013
Ref: R. Jandu - Email: rjandu@stradbrooks.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