



6 WEEK COMPLETION

SITUATION

Located in this cul-de-sac directly off Stanley Road close to its junction with East End Road within this popular residential area, being approx. 1/3 mile from East Finchley Underground Station (Northern Line) and a short distance from the North Circular Road (A406).

PROPERTY

Comprising an end of terrace **3 Bed House** planned on ground, first and second floors. The property includes an integral **Garage, off street parking** and a **Rear Garden**.

ACCOMMODATION (Not inspected by Barnett Ross)
3 Bedrooms, Living Room, Kitchen, Bathroom/WC plus Garage.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **3 individuals** for a term of 99 years from 29th September 1972 (**thus having approx. 55 years unexpired**) at a current ground rent of **£60 per annum** exclusive, rising to £90 per annum in 2028.



Note 1: The property has been underlet for 99 years less 10 days from 29th September 1972 at £80 p.a. and rising.

Note 2: The property includes the side alley which is subject to any rights of way that may exist thereover.

£60 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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