

IN SAME FAMILY OWNERSHIP FOR OVER 25 YEARS



SITUATION

Located within this exclusive gated development of 13 flats in this highly sought after and desirable location overlooking Hampstead Heath, just a short walk from Heath Street and Whitestone Pond.

Hampstead Underground Station is just ½ mile distant as well as the many shopping facilities and eateries that the High Street offers.

Hampstead in an extremely affluent north London suburb positioned approx. 1½ miles north of Regent’s Park and approx. 3 miles north of central London.

PROPERTY

- **5 Bedroom Flat of approx. 3,360 sq ft** on the second floor of this purpose built luxury block.
- **Impressive Reception Room (42 ft x 32 ft max).**
- **3 separate Terraces** totalling 734 sq ft and a combined length of approx. 100 ft.

The Flat benefits from the use of:

- 24 hour concierge and CCTV
- Leisure Centre (swimming pool, sauna & gym)
- Underground Parking
- Underground Store
- Passenger Lift
- Service Lift
- Communal Gardens

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

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

ACCOMMODATION

Second Floor Flat

- Reception Room 42’0" x 32’0"
- Kitchen 25’5" x 9’10"
- Utility Room, Store Room, Plant Room
- Master Bedroom Suite with en suite Dressing Room & Bath/Shower Room/WC 21’9" x 16’10"
- Bedroom 2 with en suite Bathroom/WC 14’6" x 11’8"
- Bedroom 3 with en suite Shower Room/WC 12’0" x 11’1"
- Bedroom 4 with en suite Bathroom/WC 17’11" x 10’5"
- Bedroom 5 15’8" x 9’0"
- Separate Shower Room/WC
- Separate WC

Total GIA Approx. 3,360 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years (less 10 days) from 1st January 1988 at a peppercorn PLUS SHARE OF FREEHOLD.

Offered with VACANT POSSESSION

Note: 4 month completion or earlier by mutual agreement.



Plan for illustration purposes only – Not to scale

VENDOR'S SOLICITORS
Adams & Remers – Tel: 01273 480 616
Ref: Ms Lisa Gibbins – Email: lisa.gibbins@adamsandremers.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