

6 WEEK COMPLETION



SITUATION

Located in this exclusive part of Hampstead, only a few yards from Heath Street and Hampstead High Street as well as Hampstead Underground Station (Northern Line). Hampstead Heath is within a short walk and the West End is barely 3 miles to the south with excellent views from the upper floors.

PROPERTY (Plans available from Auctioneers)

A late Victorian semi-detached house believed to have been built for the Post Master General (the Duke of Norfolk in 1895) and later converted into **5 Self-Contained Flats** each with gas central heating. In addition, there is a small **Front Garden with Car Parking for 1 car** and a **92 foot Rear Garden**.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Remarks
Lower Ground Floor Flat	3 Rooms, Kitchen, Laundry Room, Bathroom/WC (GIA Approx. 1,174 sq ft)		TO BE VACANT The Lower Ground Flat and the Ground Floor Flat are currently let on an AST at £30,000 p.a. A Section 21 Notice was served October 2017 requesting possession 3 months thereafter – see Special Conditions.
Ground Floor Flat	2 Rooms, Kitchen, Shower Room/WC (GIA Approx. 973 sq ft)		
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC (GIA Approx. 868 sq ft)		TO BE VACANT Currently let on an AST at £17,400 p.a. A Section 21 Notice was served October 2017 requesting possession 3 months thereafter – see Special Conditions.
Second Floor Flat	3 Rooms, Kitchen, Bathroom/WC (GIA Approx. 913 sq ft)		VACANT
Third Floor Flat	2 Rooms, Kitchen, Bathroom/WC (GIA Approx. 629 sq ft)		VACANT
GIA APPROX. 5,170 SQ FT			

TENURE

Leasehold for a term of 67 years from 29th September 1962 (thus having nearly 12 years unexpired) at a fixed ground rent of £100 p.a. excl. on a full repairing and insuring lease.

Note 1: The Vendors will, after exchange of contract and prior to completion, serve any Notices drafted by the Purchaser's solicitor upon the Freeholder in order to Enfranchise the Freehold (see Special Conditions).

Note 2: The Leaseholder insures.

Note 3: The adjoining property at No. 14 (which includes an extra section of land) is for sale at £7,250,000.

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Solomon Taylor Shaw - Tel: 020 7431 1912
Ref: G. Phillips - Email: gary@solts.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