



**SITUATION**

Located in this highly affluent north London suburb, surrounded by the local eateries and shopping facilities on Market Place and only 1 mile of East Finchley Underground Station (Northern Line). Lyttelton Playing fields are within close proximity and the property benefits from good road links via the North Circular Road providing access to the nearby Brent Cross Shopping Centre.

**PROPERTY**

Comprising a **4 Bedroom Self-Contained Flat** within this mid terrace building benefitting from:

- Gas Central Heating
- Balcony to the rear
- Fitted Kitchen
- Entry phone system
- Double glazing

**ACCOMMODATION**

**Second & Third Floor Flat**

4 Bedrooms, Living Room, Kitchen, Bathroom/WC

**GIA Approx. 1,020 sq ft**

**VAT is NOT applicable to this Lot**

**£27,360 per annum**

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **JONATHAN ROSS**



**TENURE**

**Leasehold for a term of 189 years from 14th April 1992 at a peppercorn (thus having approx. 163½ years unexpired).**

**TENANCY**

The property is let to 4 individuals each on separate ASTs at a total combined rent of **£27,360 per annum** exclusive.

**Note 1: There is a £2,066 Rent Deposit held.**

**Note 2: Flat 27b, which is also a 4 Bed, Flat sold in April 2014 for £520,000 - Source: Zoopla.**

**Note 3: There may be potential to convert to 2 smaller flats, subject to obtaining the necessary consents.**

**VENDOR'S SOLICITORS**  
Whitehead Vizard – Tel: 01722 412 141  
Ref: Ms Caroline Parsons – Email: cp@whitehead-vizard.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