

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Farringdon Road and just yards of Exmouth Market which hosts a variety of fashionable cafés and eateries. Barbican, Russell Square and Chancery Lane Underground Stations are all within walking distance as well as King’s Cross St Pancras Station being approx. ¼ mile away.

The City of London lies just over a mile to the south-east and Covent Garden approx. 1 mile south-west.

**PROPERTY**

A **2 Bedroom Self-Contained Flat** on the first floor of this modern building built circa 1993 and benefitting from:

- Double Glazed Windows
- Communal Gardens
- Lift
- Day Porter
- Entry phone system

**ACCOMMODATION**

**First Floor Flat**

- 2 Bedrooms
- Living Room
- Kitchen
- Bathroom/WC (with underfloor heating)
- Shower Room/WC (with underfloor heating)

GIA Approx. 604 sq ft

**Vacant 2 Bed Flat**

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

\* Refer to Points 9 & 10 in the ‘Notice to all Bidders’ page.

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term expiring 1st May 2138 (thus having approx. 120 years unexpired) at a fixed ground rent of £25 p.a. PLUS SHARE OF FREEHOLD.**

**Offered with VACANT POSSESSION**

**Note: A similar flat at No. 22 Rosebery Court sold for £711,000 in November 2014 (Source: Zoopla.co.uk)**



**VENDOR’S SOLICITORS**  
Royds Withy King - Tel: 020 7583 2222  
Ref: A. Pawar - Email: aman.pawar@roydswithyking.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