



SITUATION

Located at the junction with Stanmore Road, conveniently positioned amongst nearby traders such as a local convenience store, a barber, cafés, restaurants as well as a **Tesco Express** and a **Sainsbury's Local**. Turnpike Lane Underground Station (Piccadilly Line) is within short walking distance and offers a fast transport link to King's Cross St Pancras with a travel time of just 10 minutes. West Green lies approximately 5½ miles north of central London and benefits from good road links via the North Circular Road approx. 2 miles to the north.

PROPERTY

Forming part of an end of terraced building comprising a **6 Room Self-Contained Flat** arranged over first and second floors together with its own separate side access.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years (having approx. 94 ½ years unexpired) from 25th June 1987 at a ground rent of £75 p.a. rising.

Offered with VACANT POSSESSION

Vacant 6 Room Flat

The Surveyors dealing with this property are **NICHOLAS LEIGH** and **STEVEN GROSSMAN**

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

ACCOMMODATION

First & Second Floor Flat

First Floor:

| | |
|----------------|---------------|
| Room 1 | 12'0" x 11'7" |
| Room 2 | 12'4" x 12'2" |
| Room 3 | 12'5" x 5'7" |
| Kitchen | 11'9" x 11'0" |
| Shower Room/WC | |
| WC | |

Second Floor:

| | |
|--------|-----------------|
| Room 4 | 11'11" x 11'10" |
| Room 5 | 13'4" x 9'1" |
| Room 6 | 10'6" x 9'2" |

GIA Approx. 1,200 sq ft

(Floor Plan available from Auctioneers)

Note 1: There may be potential to convert to 2/3 smaller flats, subject to obtaining the necessary consents.

Note 2: The flat was previously let as 6 separate rooms at between £37,800 p.a. and £41,400 p.a.

VENDOR'S SOLICITORS

Hek Jones Solicitors - Tel: 02920 349 820
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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 £750 (including VAT) upon exchange of contracts