



6 WEEK COMPLETION

SITUATION

Located in the heart of this extremely affluent north London suburb, opposite Hampstead Underground Station (Northern Line) and Hampstead High Street and amongst a variety of multiples such as **Foxtons, Fired Earth, Zara Home, an Everyman Cinema** along with a variety of Cafés and eateries. Regent’s Park and Primrose Hill are both located within 1¼ miles as well as Marble Arch being only 3 miles distant.

PROPERTY

Forming part of this attractive corner building with an entrance from Holly Hill comprising **9 Self-Contained Flats** planned on first, second, third and fourth floors as well as the lower ground floor.

TENANCIES & ACCOMMODATION

Property	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 2 (First Floor)	Individual(s)	99 years from 25th December 1985	£100 <i>(Rising to £200 p.a. in Dec. 2018 and £300 p.a. in Dec. 2051)</i>	FRI Valuable Reversion in approx. 66½ years.
Studio Flat (Lower Ground Floor) and Flats 1, 3, 4, 6, 7 & 8	Various	Each between approx. 125 and 130 years from between 1985 and 1990	£1,050 <i>(Rising to £1,450 p.a. in Dec. 2018)</i>	Each FRI Note 3: The rents for Flats 1, 4 & 8 rise periodically.
Flat 5 (Second Floor)	Individual(s)	189 years from 25th December 1985	Nil	FRI
TOTAL			£1,150 rising to £1,650 in Dec. 2018	

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 25th December 1990 (thus having approx. 97 ½ years unexpired) at a peppercorn ground rent.

Note 1: In accordance with Section 5B of the L & T Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.

Note 2: The building was the local fire station having been built in 1873.

VENDOR’S SOLICITORS

Gregory Abrams Davidson LLP – Tel: 020 8209 0166
Ref: O. Joseph – Email: ojoseph@gadllp.co.uk

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

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

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