



Situation

Close to the junction with Park Drive in this sought after location just a short walk to Golders Green Underground Station (Northern Line), the town centre, Golders Hill Park, Hampstead Heath and the historic Old Bull & Bush Pub & Restaurant.

Golders Green is a popular and affluent suburb approximately 5 miles north-west of central London.

VAT is NOT applicable to this Lot

Freehold (see Note 1)

Property

A semi-detached house comprising **3 Self-Contained Flats** planned on ground, first and second floors, each with gas central heating. In addition, the property benefits from a 53 ft rear garden.

Note 1: A section of the rear garden is held on a yearly tenancy from London Underground Limited at a current rent of £118.36 per annum (reviewed annually to RPI).

Note 2: Floor plans available from Auctioneers on request.

Tenancies and Accommodation

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor Flat)	2 Bedrooms, Living Room/Kitchen, Shower/WC (GIA Approx. 640 sq ft) Sole use of Rear Garden				
			V A C A N T		
Flat 2 (First Floor Flat)	2 Bedrooms, Living Room/Kitchen, Shower/WC (GIA Approx. 420 sq ft)	2 Individuals	1 year from 24th July 2017	£15,600	AST £1,800 Rent Deposit held.
Flat 3 (Second Floor Flat)	Studio, Shower/WC (GIA Approx. 310 sq ft)	2 Individuals	1 year from 23rd February 2018	£10,680	AST Tenant's Break August 2018. £890 Rent Deposit held.
	Building GIA Approx. 1,569 sq ft			Total: £26,280 plus Vacant 2 Bed Flat	

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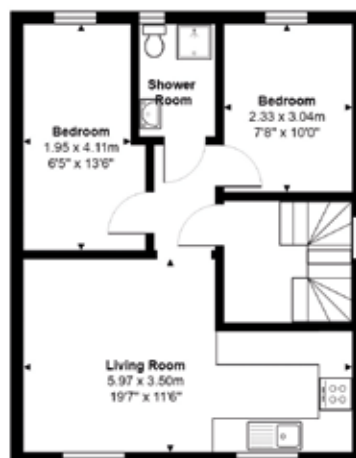
The Surveyors dealing with this property are
Elliott Greene and Steven Grossman

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

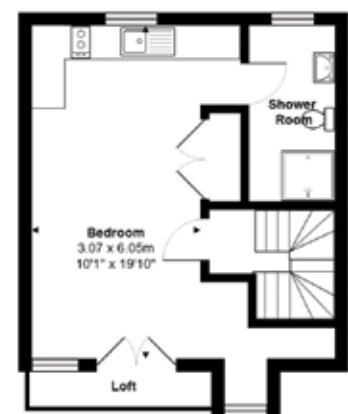
Vendor's Solicitors
Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: S. Iwanier
Email: si@bnilaw.co.uk



Ground Floor



First Floor



Second Floor