



### Situation

Located in this popular residential area just off Uxbridge Road and within close proximity to the local amenities of Stanmore and Harrow Weald, which include **Boots, Sainsbury's, Waitrose, NatWest, Santander** and a host of other retailers.

Stanmore is a prosperous suburb of north London located between Edgware and Hatch End enjoying excellent transport links via Stanmore Underground Station (Jubilee Line) and nearby the A41 and M1 (Junction 4) approximately 10 miles from central London.

### Property

Comprising a **1 Bed Self-Contained Flat** on the first floor within a post-war purpose-built block of 10 flats which includes:

- Parking
- Washing Machine
- Fully Fitted Kitchen
- Fitted Wardrobes
- uPVC Double Glazing
- Gas Central Heating
- 12ft Long Balcony
- Entry Phone

### Accommodation

Living Room	14'2"	×	12'0"
Bedroom	16'2"	×	7'8"
Kitchen	11'11"	×	9'6"
Bathroom/WC	6'5"	×	6'3"

**GIA Approx. 500 sq ft**

**VAT is NOT applicable to this Lot**

### Tenure

**Leasehold for a term of 999 years from 30th June 1969 at a ground rent of £90 per annum.**

**Offered with Vacant Possession**

**Note: Current service charge is £1,250 p.a.**

# Vacant 1 Bed Flat

The Surveyors dealing with this property are  
**John Barnett** and **Joshua Platt**

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**

Gattas Denfield

Tel: 020 8204 7181 Ref: Gillian Gattas

Email: gilliang@gattas.co.uk