



SITUATION

Located within this popular residential area directly opposite the impressive **Millbrook Park Residential Development** and within close proximity to **Waitrose, Virgin Active** and a host of local shopping facilities on Bittacy Hill and Holders Hill Road.

Mill Hill East Underground Station (Northern Line) is within approx. 500 yards and Frith Manor Primary School is just over ½ mile distant. Mill Hill East is a sought-after London suburb situated less than 8 miles north-west of central London benefitting from good road links via the A1 and North Circular Road.

PROPERTY

Comprising a **Large Self-Contained 2 Bed Flat** at second floor level which includes:

- 1 Designated Parking Space
- Gas Central Heating
- uPVC Double Glazing
- Entry Phone
- Washing Machine, Tumble Dryer, Fridge/Freezer

ACCOMMODATION (measurements to maximum points)

Second Floor Flat

Reception Room	19'9"	×	11'2"
Kitchen	12'8"	×	7'2" plus Utility Cupboard
Bedroom 1	13'10"	×	8'1"
Bedroom 2	13'11"	×	8'0"
Storage Room	7'2"	×	4'3"
Bathroom			
Separate WC			

GIA Approx. 745 sq ft

VAT is NOT applicable to this Lot

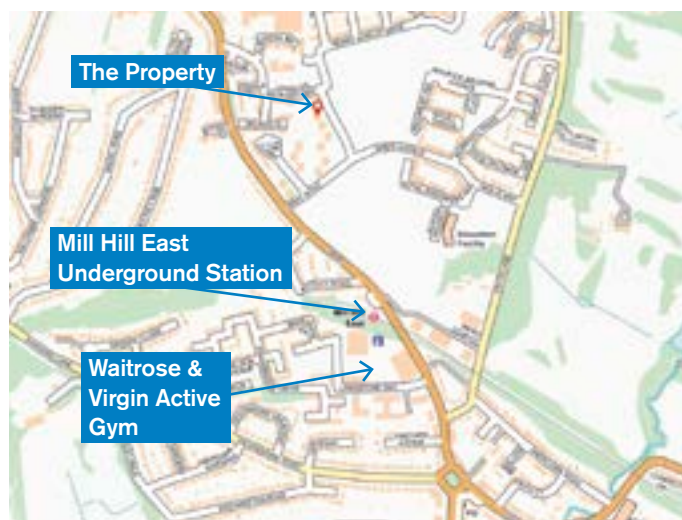
TENURE

Leasehold for a term of 125 years from 9th December 1999 (thus having over 105 years unexpired) at a peppercorn ground rent.

Offered with VACANT POSSESSION

Note 1: The flat is currently let on an AST (now holding over) at £15,420 p.a. (£1,285 pcm) but the tenant will be vacating prior to completion – refer to the Special Conditions of Sale.

Note 2: Flat 73 (2 bed) sold for £325,000 in March 2017 (source: zoopla.co.uk).



Vacant 2 Bed Flat

The Surveyors dealing with this property are **Joshua Platt** and **Steven Grossman**

Vendor's Solicitors

Macrory Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroryward.co.uk

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**