



## SITUATION

Located off Nether Street in this popular and sought after residential suburb, less than ½ mile from Finchley Central Underground Station (Northern Line).

The area is well served by the multiple shopping facilities in Ballards Lane as well as being near to Moss Hall School and within close proximity to Dollis Valley Greenwalk and Dollis Brook.

Finchley lies approx. 7 miles north of central London being conveniently situated near to the A406 North Circular Road and M1 (Junction 1)

## PROPERTY

Forming part of a mid-terraced building comprising a **Self-Contained 2 Bed Flat** at first floor level. In addition, the flat includes the **Roof Space** which has potential to be converted into additional living space, subject to obtaining the necessary consents.

**The property also includes:**

- Gas central heating
- Attractive lounge with original corncicing
- uPVC double glazing
- Entryphone
- Fridge/Freezer
- Hob & Oven
- Washing machine

## ACCOMMODATION

**First Floor Flat** (measurements to maximum points)

Reception Room	17'0"	×	13'10"
Bedroom 1	10'9"	×	12'0"
Bedroom 2	8'1"	×	8'7"
Kitchen Diner/Utility	11'6"	×	15'10"
Bathroom			
Separate WC			

**GIA Approx. 765 sq ft plus Roof Space**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 125 years from 1st January 2017 at a ground rent of £100 p.a. rising by £100 every 25 years.**

**Offered with VACANT POSSESSION**

# Vacant 2 Bed Flat

The Surveyors dealing with this property are  
**Steven Grossman and Zac Morow**

## Vendor's Solicitors

Bowers Solicitors  
Tel: 020 8455 9881 Ref: Raymond Esdaile  
Email: raymond@bowers-solicitors.com

**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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**