



SITUATION

Located close to the junction with Station Approach in this popular and sought after residential area just 200 yards from Woodside Park Underground Station (Northern Line).

Woodside Park is located between North Finchley and Totteridge approximately 8 miles north of central London.

PROPERTY

Forming part of a purpose built apartment block comprising a **Self-Contained 3 Bed Penthouse Flat** on the third floor in need of modernisation.

The property includes an **Outside Terrace** and **Balcony** and **1 Parking Space** and benefits from gas central heating, an entry phone system and the use of a Lift.

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Penthouse Flat

Reception Room	20'9"	x	13'0"
Kitchen	9'2"	x	11'0"
Bedroom 1	17'0"	x	16'3"
with Ensuite Bathroom/WC	8'7"	x	10'9"
Bedroom 2	15'9"	x	11'7"
with Ensuite Bathroom/WC	5'10"	x	8'6"
Bedroom 3	9'2"	x	11'6"
Bathroom/Shower/WC	9'2"	x	8'6"

GIA Approx. 1,275 sq ft

TENURE

Leasehold for a term of 125 years from 24th June 1990 (thus having approx. 96 years unexpired) at a peppercorn ground rent PLUS Share of Freehold.

Offered with VACANT POSSESSION

Note: Floor Plan available from Auctioneers.

Vacant 3 Bed Penthouse Flat

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

P. George & Co
Tel: 020 8341 9080 Ref: Nick Demos
Email: info@pgeorgesolicitors.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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**