



SITUATION

Located within this prestigious mansion block in this sought-after residential and commercial area, moments away from the multiple shopping facilities on Fortis Green Road and Muswell Hill Broadway. In addition, there are a number of local schools in the area including Fortismere and Tetherdown.

Muswell Hill is a popular suburb approx. 6 miles north of central London benefitting from good transport links via East Finchley Underground Station (Northern Line) and the A1.

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Reception Room	17'1" x 14'0"
Kitchen/Dining Room	15'3" x 12'2"
Bedroom 1	14'1" x 14'1"
Bedroom 2	10'6" x 10'2"
Bedroom 3	10'7" x 6'5"
Bathroom/WC	

GIA Approx. 950 sq ft plus External Storage Shed

VAT is NOT applicable to this Lot

PROPERTY

Comprising a **3 Bed Self-Contained Flat** at first floor level benefitting from front and rear views and use of a manicured communal garden.

The flat includes:

- Gas Central Heating
- Entry Phone
- Washing Machine
- Fridge/Freezer
- External Private Storage Shed (accessed from the communal garden)

TENURE

Leasehold for a term of 99 years from 25th March 1995 (thus having 74¾ years unexpired) at a ground rent of £75 p.a. rising to £200 p.a. in March 2020 and thereafter by a further £200 p.a. every 33 years.

Offered with Vacant Possession

Note: At the Purchaser's request the Vendor will, after exchange of contracts and prior to completion, serve a Section 42 Notice on the Freeholder as drafted by the Purchaser's Solicitors and this Notice will subsequently be assigned to the Purchaser. The Purchaser will be responsible for all costs relating to the service of Section 42 Notice to include lodging the 10% deposit for the lease extension, and for all statutory requirements arising from service of the said Notice, and will indemnify the Vendors in respect thereof.

Vacant 3 Bed Flat

The Surveyors dealing with this property are
Joshua Platt and **Zac Morrow**

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**

Vendor's Solicitors

Ratcliffe & Bibby
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