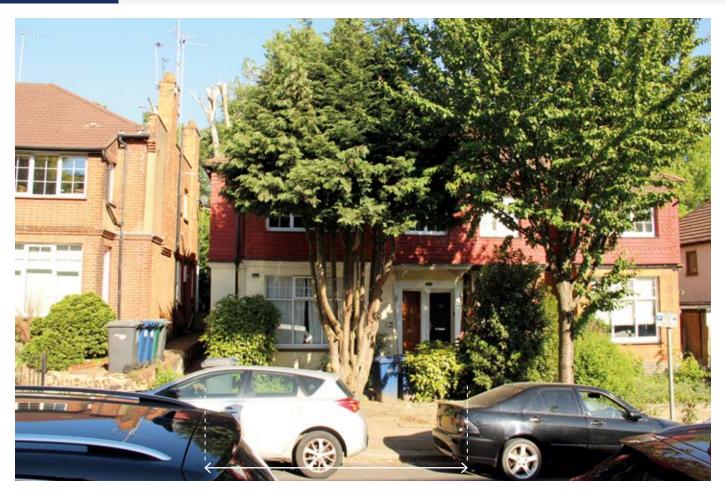
On behalf of an Executor Reversionary Ground Rent Investment



SITUATION

Located directly off Totteridge Lane within this popular and sought after residential area approx. 300 yards from both Totteridge & Whetstone Underground Station (Northern Line) and the varied shopping facilities in the High Road.

Whetstone lies approx. 10 miles north-west of central London.

PROPERTY

A semi-detached building comprising **2 Self-Contained Flats** planned on the ground and first floors each of which includes a rear Garden.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property Accommodation Lessee Term Ann. Excl. Rental Remarks No. 18a Individual 125 years from £.150 FRI Not inspected – believed to be (Ground Floor 2 Bedrooms, Living Room, Kitchen, 22nd February 2000 Flat & Garden) Bathroom/WC Individual No. 18b Not inspected - believed to be 99 years from £.100 (First Floor Flat 2 Bedrooms, Living Room, Kitchen, 25th March 1997 Valuable Reversion in Bathroom/WC & Garden) approx. 753/4 years. Total: £250

prior to the Auction.

Current premium is £301.57 p.a.

Note 3: 6 week completion.

£250 p.a. with Valuable Reversion

Vendor's Solicitors

Note 1: In accordance with s.5B of the Landlord & Tenant Act

1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold

Note 2: The Freeholder insures. Current sum insured is £361,888.

Tibber Marks

Tel: 020 8954 4705 Ref: Valerie Sharron Email: valerie@tibbermarks.com

Email: valerie@tibbermarks.com

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'