



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 (Ground Floor Flat & Garden)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	125 years from 22nd February 2000	£150	FRI
No. 18b (First Floor Flat & Garden)	Not inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	99 years from 25th March 1997	£100	FRI Valuable Reversion in approx. 75% years.
				Total: £250	

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 prior to the Auction.

Note 2: The Freeholder insures. Current sum insured is £361,888. Current premium is £301.57 p.a.

Note 3: 6 week completion.

£250 p.a. with Valuable Reversion

Vendor's Solicitors

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