



SITUATION

Located within an established parade almost at the junction with Vivian Avenue and diagonally opposite Hendon Central Underground Station (Northern Line).

Nearby retail facilities include **Costa Coffee, KFC, Domino's Pizza, NatWest, Subway** and **Papa John's** as well as a host of local traders. In addition, **Brent Cross Shopping Centre** is only approx. 1 mile away. Hendon is a popular suburb located approx. 8 miles north-west of central London.

PROPERTY

Forming part of an end of terrace building with separate front entrance leading to a **Self-Contained 2 Bed Flat** on the second floor. The property benefits from gas central heating as well as a separate rear entrance via Alderton Crescent.

ACCOMMODATION

Second Floor Flat (measurements to maximum points)

Bedroom 1	14'0" x 10'6"
Bedroom 2	11'2" x 5'6"
Living Room	14'4" x 10'6"
Kitchen	9'5" x 8'4"
Bathroom	6'7" x 5'11"
Separate WC	

GIA Approx. 639 sq ft

VAT is NOT applicable to this Lot



TENURE

Leasehold for a term of 189 years from 25th March 1999 at a peppercorn ground rent.

TENANCY

The property is let on an AST to **2 individuals** for a term of 1 year from 25th April 2020 (**in occupation since 2019**) at a current rent of **£13,680** per annum exclusive.

Note 1: The is a £1,315.38 Rent Deposit held.

Note 2: Refer to Auctioneers for virtual tour and floor plan.

£13,680 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Nathan Schindler**

Vendor's Solicitors

Gregory Abrams Davidson LLP
Tel: 020 8209 0166 Ref: Oliver Joseph
Email: ojoseph@gadlegal.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**