



### SITUATION

Located off Green Lane opposite the junction with Hayling Way in this sought after residential area located approx. 1 mile from Station Road and Edgware Underground Station (Northern Line). Edgware lies approximately 13 miles north-west of central London.

### PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the ground floor together with a **Garage** as well as use of communal garden areas. The property benefits from gas central heating and uPVC windows.

### ACCOMMODATION

#### Ground Floor Flat

Bedroom 1	14'0"	x	10'0"	(incl. fitted wardrobes & door to garden)
Bedroom 2	11'3"	x	9'2"	
Living Room	11'3"	x	17'1"	
Kitchen	8'9"	x	11'3"	
Bathroom	5'9"	x	5'4"	
WC				

**GIA Approx. 640 sq ft plus Garage**

**VAT is NOT applicable to this Lot**

### TENURE

**Leasehold for a term of 99 years from 1966 (thus having approx. 45 years unexpired – see Note 1) at a fixed ground rent of £100 p.a.**

**Offered with Vacant Possession**

**Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign the benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.**

**Note 2: Refer to the Auctioneers for the virtual tour.**

# Vacant 2 Bed Flat

The Surveyors dealing with this property are  
**John Barnett and Nathan Schindler**

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'**

### Vendor's Solicitors

Rise Legal  
Tel: 01727 226 336 Ref: Jeremy Garson  
Email: jeremy@rise-legal.com