



## SITUATION

Located above the **Waitrose** supermarket in the heart of the High Road and well served by a variety of other multiple retailers including **Boots** and **Marks & Spencer** as well as a host of restaurants and coffee bars. Whetstone is an affluent London suburb being approx. 9 miles north of central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Station (Main Line).

## PROPERTY

A mid terraced **3 Bed Self-Contained Duplex Flat** planned on the first and second floors with uPVC double glazing, gas central heating (not tested) and entry phone.

The property is accessed from both the High Road via a gated entrance with an intercom leading to a communal staircase and from the car park area to the rear.

In addition, the property includes **1 Allocated Parking Space**.

## ACCOMMODATION

**First & Second Floor Flat** (measurements to maximum points)

First Floor:	Living Room	25'3"	×	10'6"
	Kitchen	9'10"	×	7'8"
Second Floor:	Bedroom 1	12'2"	×	10'6"
	Bedroom 2	12'6"	×	10'5"
	Bedroom 3	7'9"	×	7'4"
	Bathroom/WC			

**GIA Approx. 820 sq ft plus 1 Parking Space**

**VAT is NOT applicable to this Lot**



## TENURE

**Leasehold for a term of 212 years from 24th June 1968 (thus having approx. 159¼ years unexpired) at a peppercorn ground rent.**

## TENANCY

The property is let on an AST to **2 individuals** for a term of 1 year from 1st November 2019 (**holding over – in occupation since 2015**) at a current rent of **£14,640 per annum exclusive (£1,220 pcm)**.

**Note 1: There is no Stamp Duty payable on residential property up to £500,000 provided completion takes place by 31st March 2021 and you do not own additional properties.**

**Note 2: Refer to Auctioneers for Virtual Tour.**

**£14,640** per annum

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

## Vendor's Solicitors

Hek Jones Solicitors

Tel: 02920 349 820 Ref: Angharad Howells

Email: ahowells@hekjones.com

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'**