



## SITUATION

In this well know location just off Finchley Road and being midway between Golders Green and Swiss Cottage and amongst a host of vibrant retail and restaurant operators serving this popular and sought after residential area.

The area is well served by good public transport links being in close proximity to West Hampstead Thameslink, West Hampstead Underground and Finchley Road & Frognal Stations as well as numerous bus routes along the Finchley Road.

West Hampstead lies approx. 3 miles north-west of the West End.

## PROPERTY (See Note 1)

A late Victorian mid-terraced building comprising a **Ground Floor Shop/Office and Lower Ground Floor** with separate rear access via a wide passageway from Crediton Hill to **2 Self-Contained Flats** on the first, second and third floors.

**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1:** The property was recently completely refurbished and converted to include a new roof, new windows, new doors, new gas central heating, new flooring, new shower rooms, rewiring, new plumbing, etc. etc.

**Note 2:** A 2 bed flat at Kingswood Ct, West End Lane sold in Oct 2020 for £735,000 (£830 psf) and a 2 bed flat in Embassy House, West End Lane sold in July 2020 for £480,000 (£879 psf).

## ACCOMMODATION

### Ground Floor Shop/Office

12'0" x 44'6"

### Basement Room (for 2 WCs or Shower + WC)

Approx. 135 sq ft

### First Floor Studio Flat

1 Room incl. Kitchen, Shower Room/WC and Private Terrace (GIA Approx. 345 sq ft)

### Second and Third Floor Flat

3 Rooms (one incl. Kitchen), 2 x Shower Room/WC and Private Terrace with views of London including Post Office Tower. (GIA Approx. 700 sq ft)

**Total Area Approx. 1,645 sq ft**

**Note 3:** We understand that this property qualifies for a reduced rate of Stamp Duty Land Tax (SDLT) saving a purchaser approx. 48% based on the standard rate of SDLT, but please take your own independent advice.

**Note 4:** There is an 8 Week Completion.

**Note 5:** Refer to Auctioneers for Floor Plans and Virtual Tour.

## Vacant Shop/Office & Basement Plus 2 Flats

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Joint Auctioneers

Tyodus Real Estate  
Tel: 020 3903 7000 Ref: Jamie Baruch  
Email: jamiebaruch@tyodusre.com



### Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: martina@macroryward.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'**







Part of First Floor Flat



View towards central London from Third Floor Roof Terrace

Post Office Tower