



SITUATION

Located close to the junction with Phoenix Road mid way between Euston Station (Underground & National Rail) and King's Cross & St. Pancras International Station (Underground, National Rail and Eurostar). Other nearby stations include Euston Square and Warren Street. The property is conveniently situated for Regent's Park, Tottenham Court Road, Oxford Street, Harley Street, Marlybone High Street, University College London and University College London Hospital. The property also benefits from being close to the Euston Road which forms part of London's Inner Ring Road (A501) providing excellent road links via A40/M40 to the west and City Road to the east.

PROPERTY

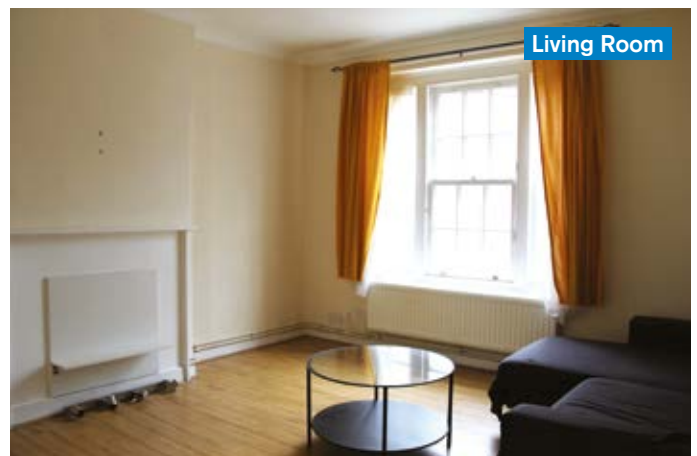
Forming part of a purpose built apartment block comprising a **Self-Contained 1 Bed Flat** on the first floor, which benefits from gas central heating (not tested) and an entry phone.

ACCOMMODATION

First Floor Flat (measurements to maximum points)

Living Room	12'11"	x	12'5"
Bedroom	12'11"	x	9'4"
Kitchen	8'10"	x	7'10"
Bathroom	5'10"	x	4'3"
Sep. WC			

GIA Approx. 458 sq ft



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 5th March 1990 (thus having approx. 94 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

Note: Virtual Tour available from the Auctioneers.

Vacant 1 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

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

HCB Solicitors

Tel: 020 8907 4366 Ref: Ms Pravasini Doshi

Email: pravasindoshi@hcbgroup.com



Bedroom



Kitchen