



## SITUATION

In one of the best locations in Hendon, in this secluded position, just off Parson Street and adjacent to Cedars Close which is one of the premier roads in Hendon, and within easy reach of local shopping and transport links to Brent Cross and central London.

## PROPERTY

Forming part of this well known block of luxury flats with surrounding lawns and plenty of communal car parking comprising a **Lower Ground Garden Level Flat (in need of total refurbishment)** approached through an attractive entrance hall with access by both lift and stairs. The flat includes uPVC double glazing and an entry phone and benefits from communal central heating and hot water included in the service charge.

## ACCOMMODATION

### Lower Ground Garden Level Flat

Room 1	14'0" x 11'5"
Room 2	12'8" x 9'3"
Room 3	11'4" x 8'3"
Room 4	10'1" x 7'9" (previously a kitchen)
Room 5	7'6" x 6'1" (previously a Bath/WC)

An additional area of 9' x 8' outside of the flat will be included in the demise making the total floor area approx. 640 sq ft.



VAT is NOT applicable to this Lot

## TENURE

Leasehold for a term of 999 years from 29th September 1967 at a peppercorn ground rent (thus having approx. 945 years unexpired).

Offered with Vacant Possession

Note: Floor Plan available from the Auctioneers.

# Vacant Flat in need of total refurbishment

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

## Vendor's Solicitors

Macrory Ward  
Tel: 020 8440 3258 Ref: John Macrory  
Email: john@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'