



SITUATION

Located in this popular residential area close to the junction with Bellevue Road and just a short walk from Friary Park. The property is located less than 1/2 mile from New Southgate Train Station (National Rail) and approximately 8 miles north of central London.

PROPERTY

A mid-terraced building comprising **2 Self-Contained Flats** planned on the lower ground, raised ground and first floors and both flats include a section of rear garden.

VAT is NOT applicable to this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 54a (Lower Ground Floor Flat)	Not Inspected – Believed to be a 1 bedroom flat.	Individual	99 years from 24th June 2002	£150 (rising to £300 in 2035 & £450 in 2068)	FRI Valuable Reversion in approx. 79½ years.
No. 54b (Raised Ground and First Floor Flat)	Not Inspected – Believed to be a 2 bedroom flat.	Individual	99 years from 21st March 1997	£100	FRI Valuable Reversion in approx. 74¼ years.
				Total: £250	

FREEHOLD

Note 1: In accordance with s.5B of the Landlord & Tenant Act 1987, notices have been served on the lessees and they have reserved their rights of first refusal.

Note 2: The Freeholder insures. Current sum insured is £626,038. Current premium is £1,037.19 p.a.

Note 3: There is a 6 week completion.

£250 p.a. with 2 Valuable Reversions

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

Vendor's Solicitors

Jeremy Simon & Co
Tel: 01923 219 292 Ref: Valerie Sharron
Email: valerie@jeremysimon.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'**