



SITUATION

Located opposite the junction with Sunny Gardens Road, just a few hundred yards to both the local shopping facilities in Brent Street and Middlesex University. In addition, Hendon Central Underground Station (Northern Line) is under 3/4 mile distant.

Hendon is a popular and sought after north-west London suburb being approx. 7 miles from central London and benefitting from easy access to the M1 (Junction2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

Forming part of a semi-detached building comprising a **Self-Contained 2 Bed Flat** planned on the first floor. The flat includes uPVC double glazing and gas central heating.

ACCOMMODATION

First Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom/WC
(GIA Approx. 535 sq ft)

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1979 at a fixed ground rent of £50 p.a. (thus having approx. 56 1/4 years unexpired).

TENANCY

The property is let on an Assured Shorthold Tenancy to **3 Individuals** for a term of 1 year from 30th November 2021 at a current rent of **£15,000 per annum** exclusive.



There is a £1,250 Rent Deposit held.

Note 1: After exchange of contracts and prior to completion, the Vendor will co-operate with the Purchaser in applying for the 90 year lease extension from the Freeholder.

Note 2: A first floor 2 bed flat at 67 Church Road sold in September 2021 for £335,000.

Note 3: Refer to Auctioneers for the virtual tour of the flat.

£15,000 per annum

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

Vendor's Solicitors

Portner

Tel: 020 7616 5300 Ref: Daniel Broughton

Email: dbr@portner.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'**