

Lot A

Flats 1-12, Holmbush Court,
Green Lane, Hendon, London NW4 2NS

***Guide: £5,000,000**
(Approx. £445 psf freehold + Planning for 4 flats)
In same family ownership for over 50 years



**An Unbroken Residential Block of
12 Self-Contained Flats (6 x 3 Bed and 6 x 2 Bed) comprising:**

9 Flats let on ASTs
2 Vacant Flats
1 Flat let on a Regulated Tenancy
plus
Planning for 4 x 2 Bed Flats

Freehold for Sale by Online Auction at 12pm on Thursday 7th April 2022

For details of the online auction process including Bidding Registration
visit www.barnetross.co.uk or contact the Auctioneers below:

**Barnett
Ross**

Auctioneers

Auctioneers:

Tel: 020 8492 9449

Steven Grossman: sgrossman@barnetross.co.uk

John Barnett: jbarnett@barnetross.co.uk

George Eckert
Independent Chartered Surveyors

Joint Auctioneers:

Tel: 020 8883 3232

Anna Eckert: anna@eckert.co.uk

Artist's impression of roof development



SITUATION

Located at the junction of Green Lane and Brent Street and being conveniently situated for the local shopping facilities in Brent Street and Golders Green Road as well as being less than 1 mile from the Brent Cross Shopping Centre.

The property is approx. 275 yards from the intersection with the North Circular Road (A406) and just over ½ mile from Hendon Central Underground Station (Northern Line).

Hendon is a popular and sought after suburb which lies approx. 8 miles north-west of central London.

PROPERTY

A substantial detached corner block comprising **12 Self-Contained Flats** planned on ground, first and second floors, each with uPVC double glazing, entryphone, independent hot water supply and gas central heating.

The block has 2 front entrances, a rear communal garden and includes a small Basement with restricted head height.

In addition, there is Planning for a further 4 x 2 bed flats on the third floor – see 'Planning' section.

The entire Site Area is approx. 0.26 acres

Floor plans are available from the Auctioneers.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted on 26th July 2019 by the London Borough of Barnet for 'Additional storey to third floor level including 8no. dormers and 11no. rooflights to provide 4no. self-contained residential units'.

According to the floor plans, the flats will comprise:

- 1 x 2 bedrooms (1 with ensuite), Open Plan Kitchen/Diner/Lounge, Bathroom/WC
(Area Approx. 868 sq ft)
- 1 x 2 bedrooms (1 with ensuite), Lounge, Kitchen/Diner, Bathroom/WC
(Area Approx. 872 sq ft)
- 1 x 2 Bedrooms, Open Plan Kitchen/Diner, Bathroom/WC
(Area Approx. 755 sq ft)
- 1 x 2 Bedrooms, Open Plan Kitchen/Diner, Bathroom/WC
(Area Approx. 664 sq ft)

Planning Documents are available from the Auctioneers.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC ¹ (Area Approx. 944 sq ft) ²	Individual	Regulated	£9,222	EDR 01/12/20
Flat 2 (Ground Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC ¹ (Area Approx. 751 sq ft) ²	2 Individuals	AST - 1 year from 17/04/21	£16,120	£1,550 deposit held.
Flat 3 (First Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 944 sq ft) ²			VACANT	
Flat 4 (First Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC ¹ (Area Approx. 751 sq ft) ²	Individual	AST – 1 year from 15/04/14	£15,600	Holding over. £1,200 deposit held.
Flat 5 (Second Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC ¹ (Area Approx. 944 sq ft) ²	2 Individuals	AST - 1 year from 14/09/21	£16,800	£1,615 deposit held.
Flat 6 (Second Floor)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC ¹ (Area Approx. 751 sq ft) ²	Individual	AST – 1 year from 01/12/10	£15,600	Holding over. £800 deposit held.
Flat 7 (Ground Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 1,058 sq ft) ²	Individual	AST – 2 years from 01/12/03	£14,400	Holding over. £580 deposit held.
Flat 8 (Ground Floor)	3 Bedrooms (2 with ensuite Shower Room/WC), Lounge, Kitchen, Bathroom/WC ¹ (Area Approx. 990 sq ft) ²	3 Individuals	AST – 6 months from 29/08/20	£20,400	Holding over. £1,900 deposit held.
Flat 9 (First Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC ¹ (Area Approx. 1,058 sq ft) ²	Individual	AST – 1 year from 14/01/15	£16,500	Holding over. £1,350 deposit held.
Flat 10 (First Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 990 sq ft) ²	Individual	AST – 1 year from 01/08/11	£15,600	Holding over. £1,000 deposit held.
Flat 11 (Second Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 1,058 sq ft) ²	3 Individuals	AST – 1 year from 29/03/18	£19,800	Holding over. £1,850 deposit held.
Flat 12 (Second Floor)	3 Bedrooms, Lounge, Kitchen, Bathroom/WC (Area Approx. 990 sq ft) ²			VACANT	
Total Area Approx. 11,229 sq ft				Total: £160,042 Plus 2 Vacant Flats & Planning for 4 Flats	

¹Not inspected by Barnett Ross

²Area provided by Vendor.

Note 1: This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.

Note 2: A purchase by a Charity or a Registered Social Landlord may qualify for 100% Stamp Duty Tax Relief – Applicants should consult their own advisors in this respect.

Note 3: There is a 6 week completion.

Note 4: Refer to Auctioneers for virtual tours of some of the flats.







Vendor's Solicitors

Morgan LaRoche

Tel: 01792 277 840 Ref: Kevin Thomas

Email: kthomas@morganlaroche.com