

# Lot 1

11 Canfield Gardens, South Hampstead,  
London NW6 3JP

**\*Guide: £2,500,000**

House converted into 5 Flats.  
In the same family ownership for over 45 years.  
6 week completion



## SITUATION

Located opposite the junction with Compayne Gardens and only 200 yards from the intersection with the A41 Finchley Road where both Waitrose and Finchley Road Underground Station command both corners.

The property is in a highly desirable residential area just over 1 mile from Regent's Park and 2½ miles from the West End.

## PROPERTY

A period terraced building comprising **5 Self-Contained Flats** planned on Lower Ground, Upper Ground, First, Second and Third Floor levels. Flat E has a separate front entrance and enjoys exclusive use of a 50 foot private rear garden.

Each flat has an entry-phone system and individual gas and electric meters and there are a number of original Period features throughout the building.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 1: The property benefits from an HMO Licence granted by the London Borough of Camden for a term of 5 years from 21st December 2021 – a copy will be in the legal pack.**

**Note 2: Each AST agreement has a mutual break clause on 2 months' notice following the initial 6 months of the term.**

**Note 3: Refer to the Auctioneers for the floor plans and virtual tour of the flats.**

**£106,980** per annum

The Surveyors dealing with this property are  
**Jonathan Ross** and **Elliott Greene**

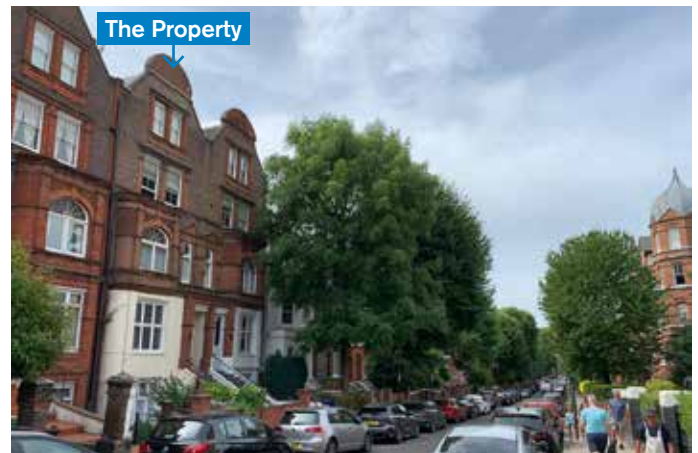
## Vendor's Property Lawyers

Raymond Beer & Co

Tel: 01634 814 911 Ref: Alan Johnston

Email: alan.johnston@raymondbeer.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lower Ground Floor Garden Flat E	2 Bedrooms (1 with en-suite Bathroom/WC), Living Room, Kitchen, Shower Room/WC Rear Garden <b>(GIA Approx. 1,012 sq ft)</b>	<b>2 Individuals</b>	2 years from 1st June 2021	£28,600	AST <b>Rent Deposit £2,749.99</b> Gas CH.
Upper Ground Floor Flat D	1 Bedroom, Living Room, Storage Room, Kitchen, Bathroom/WC <b>(GIA Approx. 650 sq ft)</b>	<b>2 Individuals</b>	1 year from 29th August 2022	£20,100	AST – Extended from 2018. <b>Rent Deposit £1,750</b> Gas CH.
First Floor Flat C & Studio Room	1 Bedroom, Living Room, Kitchen, Bathroom/WC, Separate Studio Office plus Shower/WC <b>(GIA Approx. 588 sq ft)</b>	<b>Individual</b>	1 year from 4th March 2022	£18,980	AST <b>Rent Deposit £1,825</b> Flat C – Gas CH Studio Room – Electric heating
Second Floor Flat B	1 Bedroom, Open plan Living Room/Kitchen, Bathroom/WC <b>(GIA Approx. 477 sq ft)</b>	<b>2 Individuals</b>	1 year from 4th May 2022	£19,200	AST – Extended from 2019. <b>Rent Deposit £1,673.08</b> Gas CH
Part Second & Third Floor Flat A	1 Bedroom, Living Room (12 foot ceiling height), Office, Kitchen, Bathroom/WC <b>(GIA Approx. 709 sq ft)</b>	<b>Individual</b>	1 year from 26th September 2022	£20,100	AST – Extended from 2014. <b>Rent Deposit £1,730.75</b> Gas CH.
<b>Total GIA Approx. 3,436 sq ft</b>				<b>Total: £106,980</b>	