



SITUATION

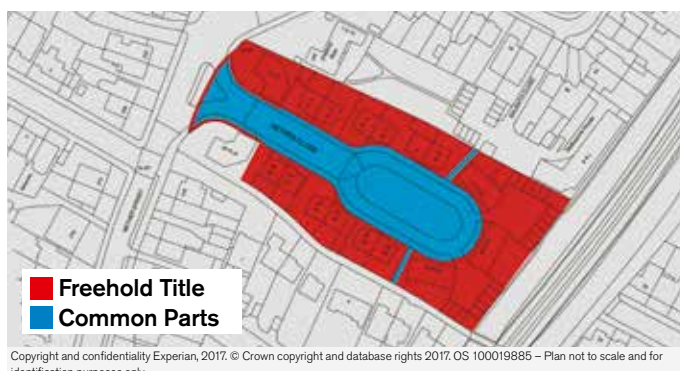
Located directly off Nether Street in this popular North London suburb.

PROPERTY

A private estate comprising: **10 Separate Residential Buildings (containing a total of 46 Self-Contained Flats)** and **20 Garages** together with the **Common Parts** to include the estate road, footpaths, parking spaces and communal lawns.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
10 Residential Buildings (Comprising 46 Flats & 20 garages) and Common Parts	Flats 1-4 and Garages 1-5	CFC 27 Ltd	999 years from 24th June 2005	£400	FRI
	Flats 5- 8	Bankway Properties Ltd	999 years from 24th June 2005	£400	FRI
	Flats 9-12	9, 10, 11, 12 Nether Close Ltd	999 years from 24th June 2005	£400	FRI
	Flats 14, 14a, 15 & 16	Bankway Properties Ltd	999 years from 24th June 2005	£400	FRI
	Flats 17-22 and Garages 1-5	The Executors of an individual	999 years from 24th June 2005	£675	FRI
	Flats 23-28 and Garages 7-17	Bankway Properties Ltd	999 years from 24th June 2005	£765	FRI
	Flats 29-34 and Garages 18-20	Bankway Properties Ltd	999 years from 24th June 2005	£645	FRI
	Flats 35-38	Bankway Properties Ltd	999 years from 24th June 2005	£400	FRI
	Flats 39-42	2 Individuals	999 years from 24th June 2005	£400	FRI
	Flats 43-46	West Ella Holdings Ltd	999 years from 24th June 2005	£400	FRI
Common Parts	Nether Close Management Company Ltd	999 years and 30 days from 24th June 2005	£1	FRI	
Garage 6	Nether Close Management Company Ltd	999 years and 30 days from 24th June 2005	Peppercorn	FRI	
				Total: £4,886	

£4,886 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

Vendor's Solicitors

Martin Shepherd Solicitors LLP
Tel: 020 8446 4301 Ref: Surjit Bansal
Email: sb@martinshepherd.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'**