



SITUATION

Located directly off Beech Hill in this affluent and sought after residential area and being approx. ¼ mile from the local shopping facilities and Hadley Wood Station (Overground) which are both in Crescent West.

Hadley Wood lies approx. 1½ miles from Barnet town centre and approx. 12 miles north of central London with easy access to the M25 (Junction 24).

PROPERTY

An attractive detached building comprising **4 Self-Contained Flats with front on-site parking.**

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	Individual(s)	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI Valuable Reversion in approx. 95½ years (see Note 1).
Flat 2	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	Individual(s)	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI Valuable Reversion in approx. 95½ years.
Flat 3	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	Individual(s)	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI Valuable Reversion in approx. 95½ years.
Flat 4	3 Bedrooms, Living Room, Kitchen & 2 Bathrooms	Individual(s)	125 years from 29th September 1993	£150 (Rising to £300 p.a. in Sept. 2023 and doubling every 30 years thereafter)	FRI Valuable Reversion in approx. 95½ years.

¹Not inspected by Barnett Ross. Accommodation provided by the managing agents.

Total: £600 rising to £1,200 in Sept. 2023

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The lessee of Flat 1 has made an offer of £18,000 to extend the lease for an additional 90 years.

Note 2: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.

This lot cannot be sold prior to the auction.

Note 3: The Freeholder insures. Current sum insured is £1,516,000. Current premium is £2,019.44 p.a.

**£600 p.a. with
4 Valuable Reversions**

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

Joint Auctioneers

EvolutionPS Ltd
Tel: 07973 439 950 Ref: George Hayles
Email: george@evolutionps.co.uk

Vendor's Solicitors

Girlings
Tel: 01233 664 711 Ref: Amy Husk
Email: amyhusk@girlings.com

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'**