



SITUATION

Located at the junction with Widecombe Way and diagonally opposite Norice Lea, within this sought after north London suburb located approx. 1 mile from Hampstead Heath. Hampstead Garden Suburb lies approximately 6 miles north of central London and the area is well served by good public transport links being in close proximity to East Finchley Underground Station (Northern Line) as well as the numerous bus routes.

PROPERTY

Forming part of a purpose built block comprising a **Self-Contained 2 Bed Flat** on the ground floor with its own street entrance together with a separate **External Store Cupboard**.

ACCOMMODATION

Ground Floor Flat

Bedroom 1	15'3" x 11'5"
Bedroom 2	7'11" x 10'11"
Reception Room	18'0" x 11'5"
Kitchen	13'1" x 10'11"
Bathroom/WC	
External Store	8'0" x 3'0"

GIA Approx. 800 sq ft plus External Store Cupboard

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 189 years from 25th December 1974 (thus having approx. 140³/₄ years unexpired) at a ground rent of £100 p.a. rising by £100 p.a. from 2029 and 25 yearly thereafter.

Offered with Vacant Possession

Note 1: A 2 bed flat at No. 12a Widecombe Court sold in June 2020 for £412,000 (Source: zoopla.co.uk).

Note 2: There is a 6 week completion

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

Vacant 2 Bed Flat

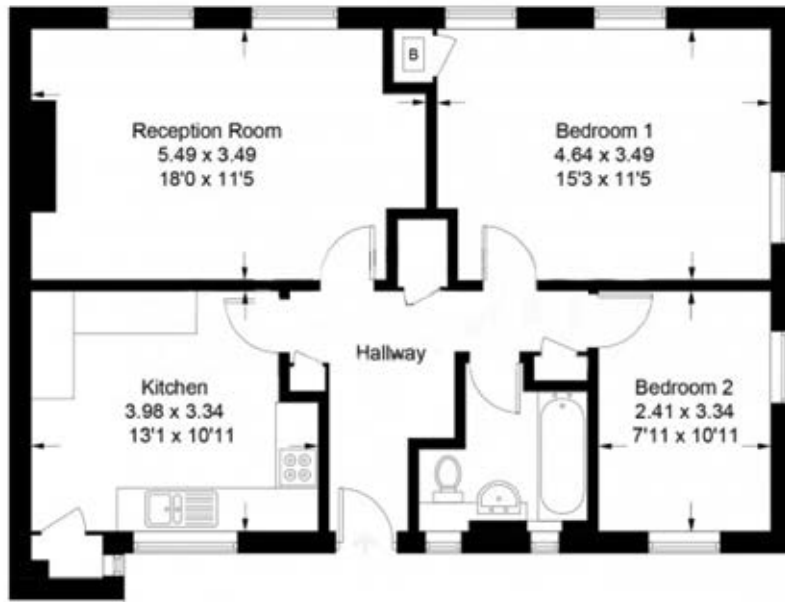
The Surveyors dealing with this property are
Steven Grossman and **Nathan Schindler**

Vendor's Solicitors

Sylvester Amiel Lewin & Horne LLP
Tel: 020 8446 4000 Ref: Adam Arnold
Email: adamarnold@sylvam.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'**





Gross Internal Area Approx 800 sq ft plus External Store Cupboard



Plan not to scale and for identification purposes only.