



SITUATION

Located within this popular suburb a few yards from Holders Hill Circus with nearby local shopping facilities including a **Post Office, BP/M&S Simply Food** and **Waitrose** and the Dollis Valley Greenwalk is just a few hundred yards away.

In addition, the area is well served by bus routes and is within 1/3 mile of Mill Hill East Underground Station (Northern Line) and less than 1 mile from Finchley Central Underground Station (Northern Line).

Mill Hill is a sought after residential area which lies approx. 8 miles north of central London.

PROPERTY

A detached building comprising **4 Self-Contained Flats (1 with vacant possession – Flat 4)** each with a private street entrance planned on ground and first floors. In addition, each flat includes a section of **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

On 17th May 2021, Planning Permission was granted by the London Borough of Barnet for a 'Roof extension involving rear and side dormer windows and a new garden shed'

The Planning will enable the creation of an additional Bedroom and Bathroom/WC in the Loft above Flat 4. Some construction work on the shed in the rear garden has commenced.

Refer to Legal Pack for Planning Documents.

On 4th March 2019, Planning Permission was refused by the London Borough of Barnet for 'Enlargement and alterations to existing Flat 4 including creation of an additional storey at second floor level'.

This scheme would increase the size of Flat 4 by enabling the creation of an entire second floor above Flats 2 and 4 comprising 4 Bedrooms (with 2 ensembles), a Bathroom/WC and a Utility/Storage Room. This scheme may require possession of the Loft space above Flat 2.

Refer to Legal Pack for Planning Documents.

Vacant 3 Bed Flat (Flat 4) with Planning for Roof Extension + Freehold of Flats 1-4

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

Vendor's Solicitors

Sinclair's Solicitors
Tel: 020 8202 8222 Ref: Ravi Lakhani
Email: ravi@sinclairssolicitors.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
Flat 1 (Ground Floor)	Flat not inspected plus part of rear garden	Individual	189 years from 25th March 1957	£200	FRI Rent rises to £250 p.a. in 2056.
Flat 2 (First Floor)	Flat not inspected plus part of rear garden	Individual	218 years from 25th March 1957	£200	FRI Rent rises by £200 p.a. in 2067 and every 25 years thereafter.
Flat 3 (Ground Floor)	Flat not inspected plus part of rear garden	Individual	232 years from 25th March 1957	£200	FRI Rent rises by £200 p.a. in 2067 and every 25 years thereafter.
Flat 4 (First Floor)	3 Bedrooms Kitchen/Diner/Living Room Bathroom Separate WC GIA Approx. 665 sq ft Plus part of rear garden				VACANT (see Planning section and Note 2)
				Total: £600 plus Vacant Flat	

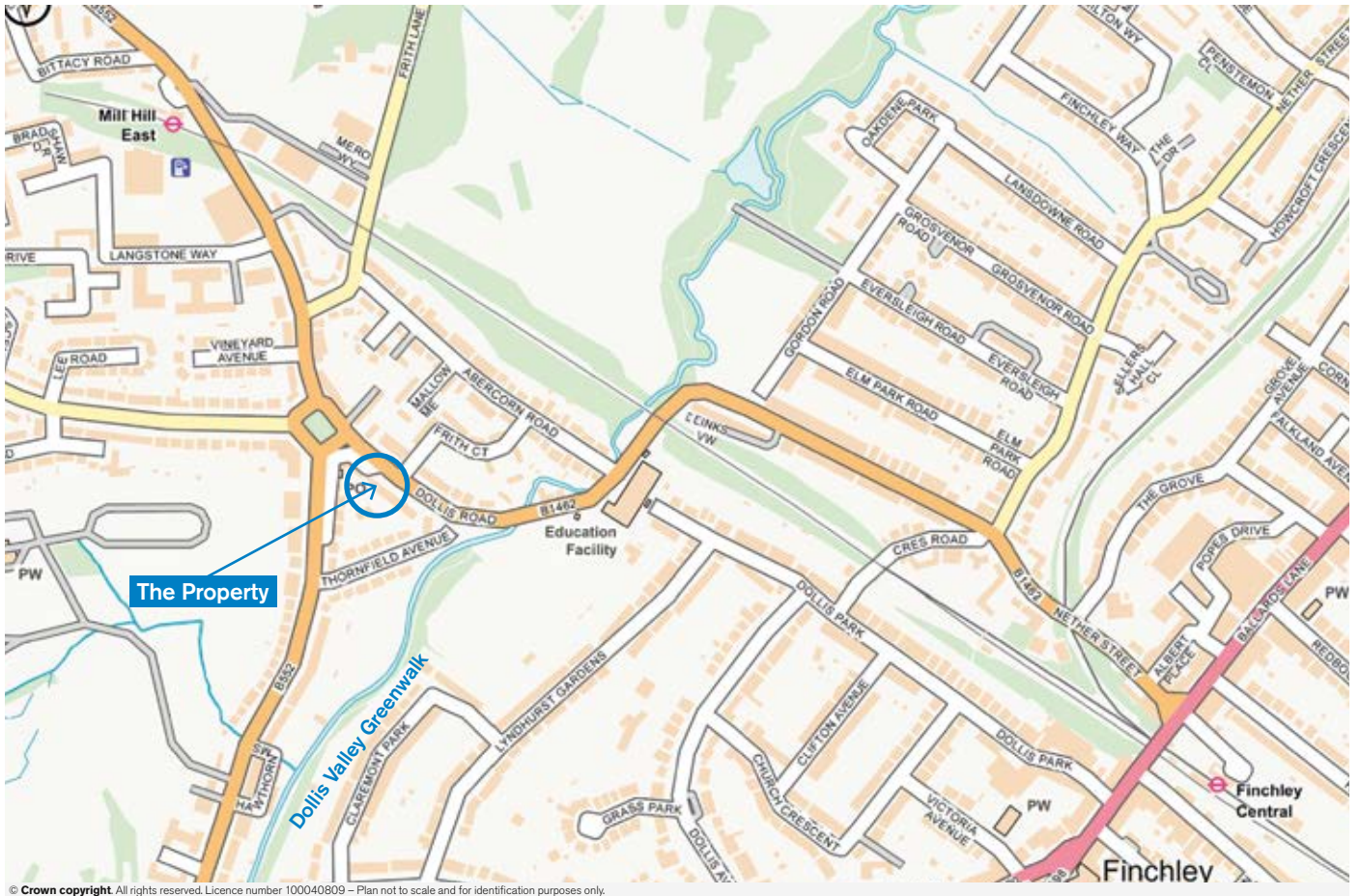
Note 1: In accordance with s.5B of the Landlord and Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal.

Note 2: The Vendor's 999 year Leasehold interest of Flat 4 will be included with the sale of the Freehold – refer to the Special Conditions of Sale in the legal pack.

Note 3: There is a 6 week completion.

Note 4: Refer to Auctioneers for virtual tour of Flat 4.





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