



SITUATION

Located close to the junction with Fox Lane in this highly sought-after and affluent residential area, within walking distance of Grovelands Park and conveniently located between the shopping facilities of Palmers Green and Southgate, approximately 7½ miles north of Central London.

PROPERTY

Forming part of an attractive Edwardian Semi-Detached House comprising a **Self-Contained 2 Bed Flat** on the first floor with Gas Central Heating (not tested).

In addition, the property includes the **rear section of Garden**.

The demise in the lease is 'the first floor and all parts of the said building above the ground floor'. Hence, there is potential to create additional accommodation in the roof space, subject to obtaining the necessary consents.

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	12'10"	×	10'11"
Bedroom 2	8'1"	×	7'11"
Reception Room	17'2"	×	12'4"
Kitchen	10'4"	×	10'0"
Bathroom	7'1"	×	5'4"
Sep. WC			

GIA Approx. 686 sq ft plus Roof Space and the rear section of Garden.

VAT is NOT applicable to this Lot



TENURE

Leasehold for a term of 85 years from 25th December 1965 at a fixed ground rent of £18.90 p.a. **(thus having approx. 27¾ years unexpired – see Note 1).**

Offered with Vacant Possession

Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

Note 2: Refer to Auctioneers for the virtual tour of the property.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
John Barnett and Nathan Schindler

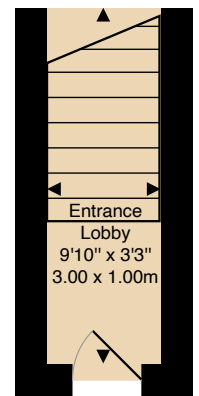
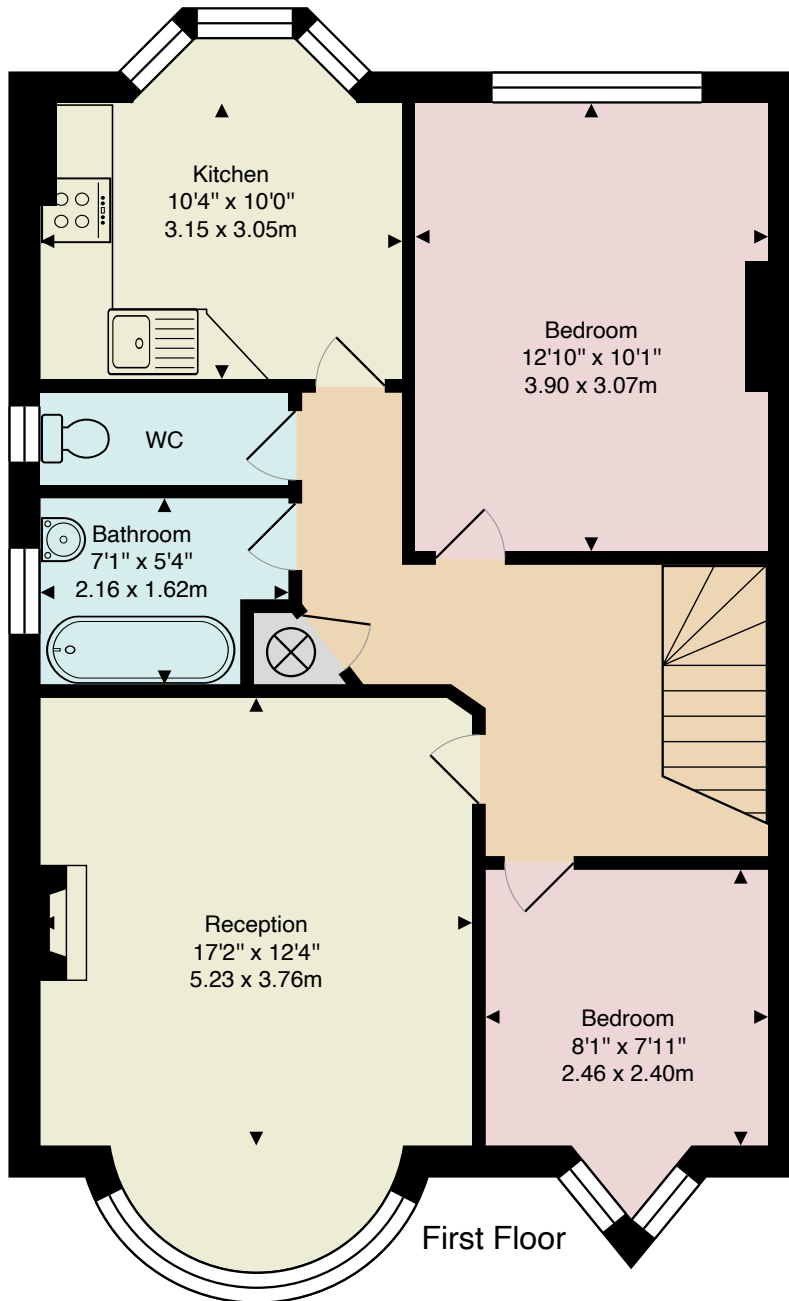
Joint Auctioneers

Williamson Dace Brown
Tel: 020 8886 4407 Ref: Katherine Dace
Email: k.dace@wdbproperty.co.uk

Vendor's Solicitors

Newport Land and Law
Tel: 01937 326 006 Ref: Anna Newport
Email: anna@landandlaw.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'**



Approx. Gross Internal Area: 686 ft² ... 63.8 m²

All measurements and areas are approximate only.
 Dimensions are not to scale. This plan is for guidance only and must not be relied upon as a statement of fact.