



### SITUATION

On the corner with Twyford Avenue in this highly sought-after location, conveniently located within walking distance of East Finchley Underground Station (Northern Line), the shopping and leisure facilities of Muswell Hill and also Highgate Wood, approximately 5½ miles north of Central London.

### PROPERTY

Forming part of this purpose-built block comprising a **Self-Contained 1 Bed Penthouse Apartment** on the sixth floor.

The property includes:

- double doors to a South facing balcony providing panoramic views of London
- uPVC windows
- gas central heating
- entry-phone system
- use of the communal gardens

There is a lift to the fifth floor with stairs leading up to the sixth floor.

**VAT is NOT applicable to this Lot**

### ACCOMMODATION (measurements to maximum points)

#### 6th Floor Penthouse Apartment

Bedroom	12'9" x 9'7"
Ensuite Bathroom	6'10" x 5'7"
Living Room/Kitchen	21'8" x 11'8"
Sep. WC	

**GIA Approx. 448 sq ft**

### TENURE

**Leasehold for a term of 125 years from 26th November 2014 (thus having approx. 116 years unexpired) at a peppercorn ground rent.**

**Offered with Vacant Possession**

**Note 1: The Property includes a section of land for the possible future conversion to a parking space - refer to lease.**

**Note 2: Refer to Auctioneers for virtual tour and floor plan of the flat.**

# Vacant 1 Bed Penthouse

The Surveyors dealing with this property are  
**Elliott Greene and Steven Grossman**

### Vendor's Solicitors

Quality Conveyancing  
Tel: 020 3763 6767 Ref: Chandni Chikhlia  
Email: chandni@qconveyancing.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'**



View from Balcony



Living Room / Kitchen



Bedroom



Ensuite Bathroom



Living Room

