



SITUATION

At the junction with the High Road (A1000) and conveniently located within close walking distance of all the various shopping, leisure and transport facilities in the town centre, in this popular London suburb located approx. 8 miles north of central London.

PROPERTY

Forming part of a purpose-built apartment block comprising a **Self-Contained 1 Bed Retirement Flat** on the second floor. The block is **Warden Assisted** and benefits from:

- Communal Gardens
- Communal Parking
- Entryphone System
- Passenger Lift

ACCOMMODATION

Second Floor Flat (measurements to maximum points)

Living Room 18'1" x 11'4"

Bedroom 14'9" x 10'1"

Kitchen 12'5" x 7'3"

Bathroom/WC 6'10" x 5'7"

GIA Approx. 589 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years (less 10 days) from 30th November 1987 (thus having approx. 89 years unexpired) at a current ground rent of £75 p.a. (rising to £150 p.a. in 2037).

Offered with Vacant Possession



Entrance to Flats

Note 1: The Flat must be occupied by people who are at least 60 years of age or for a couple, one of whom is such a person.

Note 2: Flat 24 Hamilton Square sold for £325,000 in June 2021 (Source: Zoopla).

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

Vacant 1 Bed Retirement Flat

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

Joint Auctioneers

David Harris & Co
Tel: 020 8346 9122 Ref: David Harris
Email: david@davidharris.co.uk

Vendor's Solicitors

BBS Law incorp. OGR Stock Denton
Tel: 020 8349 0321 Ref: Nicola Levy
Email: nicola.levy@bbsslaw.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'**