



SITUATION

Located in a prominent position on Hampden Square at its junction with Osidge Lane roundabout serving this popular residential area, amongst such multiples as **Tesco Express**, **William Hill** and **Domino's Pizza** as well as a host of local traders.

Southgate lies approximately 8 miles north of central London and the property is located less than 1 mile from Southgate Underground Station (Piccadilly Line).

PROPERTY

A mid-terraced building comprising a **Ground Floor Shop (sold-off)** with two separate entrances from the rear accessed via a service road to a **5 Room Self-Contained Flat** on the first and second floors. In addition, the flat benefits from a roof terrace (11'11" x 12'8") at first floor level.

VAT is NOT applicable to this Lot

FREEHOLD

Refer to Auctioneers for the video tour of the flat.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Not inspected	C. Demetriou (Hair Salon)	999 years from 13th April 2010	Peppercorn	FRI
First and Second Floor 5 Room Flat	First Floor Room 1 12'11" x 7'1" Room 2 11'8" x 12'11" Kitchen 10'6" x 12'9" Second Floor Room 3 12'11" x 12'7" Room 4 6'2" x 10'0" Room 5 12'5" x 9'11" GIA Approx. 870 sq ft			VACANT	<p>Note 1: The flat includes a large vacant loft that could be converted into extra residential accommodation, subject to obtaining the necessary consents.</p> <p>Note 2: The Upper Part could be converted into more than one residential unit, subject to obtaining the necessary consents. Refer to Auctioneers for floor plans that the Vendor had commissioned detailing such a scheme.</p> <p>Note 3: Flat 8 Onslow Parade (3 Bed split level 750 sq ft flat) sold in September 2022 for £375,000 (Source: Nicholas James Estate Agents).</p>

Vacant 5 Room Flat with Freehold

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

Vendor's Solicitors

Nicholas & Co
Tel: 020 7323 4450 Ref: Antonis Andoniou
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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 the Property

