



SITUATION

Located close to the junction with Parson Street within easy walking distance to the various shopping facilities and restaurants on Brent Street, the main Middlesex University Campus, and just over 1 mile from Hendon Central Underground Station (Northern Line).

Hendon is a popular and sought after north-west London suburb being approx. 7 miles from Central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

Forming part of a mid-terraced building comprising a **Self-Contained 2 Bed Flat** planned on the first and second floors accessed via a rear communal balcony from Glebe Crescent.

The Flat benefits from uPVC double glazing and gas central heating as well as the use of a communal rear car park.

ACCOMMODATION

First & Second Floor Flat

First Floor:

Living Room, Kitchen

Second Floor:

2 Bedrooms, Bathroom/WC

GIA Approx. 692 sq ft

Refer to Auctioneers for the video tour of the flat.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 25th December 1986 (thus having approx. 87½ years unexpired) at a ground rent of £150 p.a. rising by £50 every 25 years – see Note 1.

TENANCY

The property is let on an Assured Shorthold Tenancy to **2 Individuals** for a term of 1 year from 1st May 2023 (see Note 2) at a current rent of **£15,600 per annum exclusive (£1,300 pcm).**

Note 1: At the request of the Purchaser and prior to completion, the Vendor (who is also the Freeholder) will extend the lease for an additional 990 years and extinguish the ground rent for an additional sum of £5,000.

Note 2: The tenants have been in occupation for over 10 years.

£15,600 per annum

The Surveyors dealing with this property are
Steven Grossman and Zac Cheek

Joint Auctioneers

Brampton Real Estate

Tel: 020 7101 3737 Ref: Jonathan Eisenberg

Email: jonathan@bramptonrealestate.co.uk



Vendor's Solicitors

Lee Pomeranc Solicitors

Tel: 020 8201 6299 Ref: Michael Lee

Email: michaellee@leepomeranc.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'**

View from the property

