

**6 WEEK COMPLETION**



**SITUATION**

Located at the junction with Mowbray Road within this popular residential area, conveniently situated for the varied shopping facilities in Cricklewood Broadway and Kilburn High Road. In addition, Kilburn Underground Station (Jubilee Line) and Brondesbury Main Line Station are both within close proximity.

**PROPERTY**

Forming part of an attractive 1930s purpose built block in the Mapesbury Conservation Area comprising a **Self-Contained 2 Bed Flat** on the second floor overlooking the rear garden.

Amenities include:

- 2 double bedrooms
- Passenger lift
- Entryphone
- UPVC double glazing
- Communal rear garden

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from 25th December 1982 at a fixed ground rent of £50 p.a.**

**ACCOMMODATION\***

**Second Floor Flat**

- Bedroom 1
- Bedroom 2
- Lounge
- Kitchen
- Bathroom
- Separate WC

**GIA Approx 530 sq ft**

\*Room sizes available from the Auctioneers on request

**TENANCY**

The property is let on an Assured Shorthold Tenancy to 2 individuals for a term of 12 months (less one day) from 31st August 2011 at a current rent of **£14,559.96 per annum** exclusive (**£1,213.33 pcm**).

**Tenant's Break at any time on 1 months prior notice.  
Landlord's Break at any time on 2 months prior notice.**

**Note: We understand a 1 Bed Flat sold in this block in November 2011 for £255,000.**

**£14,559.96 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**

**VENDOR'S SOLICITORS**

Lawrence Stephens Solicitors - Tel: 020 7936 8888  
Ref: S. Messias Esq - Email: smessias@lawstep.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts