

6 WEEK COMPLETION



Entrance to
The Property

SITUATION

In this popular location close to the junction with New Oak Road and just a short distance from the junction with Church Road and High Road, East Finchley.

PROPERTY

Comprising an **unmodernised Self-Contained Ground Floor 2 Bed Flat** benefitting from its **own entrance**. The property includes gas central heating (not tested).

ACCOMMODATION*

Lounge	12'7" x 9'11"
Bedroom 1	9'11" x 9'0"
Bedroom 2	7'5" x 6'10"
Kitchen	10'7" x 7'6"
Bathroom/WC	6'9" x 5'4"

GIA **Approx** **440 sq ft**

*Room sizes to maximum points

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1985 (thus having approx. 71½ years unexpired – See Note) at a current ground rent of £50 p.a.

Offered with FULL VACANT POSSESSION

Note: The Vendor has served a Notice on the Freeholders requesting a lease extension and the benefit of this Notice will pass to the buyer.



**Unmodernised
Vacant 2 Bed Flat**

The Surveyors dealing with this property are
MATTHEW BERGER and **STEVEN GROSSMAN**



JOINT AUCTIONEERS

Martyn Gerrard, 66/68 High Road, East Finchley,
London N2 9PN. Tel: 020 8883 0077. Ref: M. Stern Esq
Email: markst@martyngerrard.co.uk

VENDOR'S SOLICITORS

Cree Godfrey Wood - Tel: 020 8883 9414
Ref: P. Taylor Esq - Email: pt@creegodfreywood.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 £350 (including VAT) upon exchange of contracts