

LOT 12

**Flat 94 Spencer Close,
Regents Park Road,
Finchley, London N3 3TZ**

Reserve below
£400,000



**IN SAME OWNERSHIP SINCE 1992
12 WEEK COMPLETION**



SITUATION

In this sought after location approx ½ mile north of Henlys Corner, with Finchley Central Station (Northern Line) and shopping facilities close by.

PROPERTY

Comprising a **Self-Contained Flat** on the ground floor, benefiting from central heating and entry-phone within this well-known luxury development of 109 flats, which were erected in 1983 and opened by the late Prime Minister, Margaret Thatcher. There is a private roadway with ample parking facilities, together with Porterage.

ACCOMMODATION

Ground Floor Flat

Reception Room	19'8" × 18'10"
with French doors on to private patio	
Bedroom 1	
with en-suite shower/ WC and walk in wardrobe	12'9" × 11'8"
Bedroom 2	12'4" × 11'6"
Kitchen	11'10" × 7'9"
Bathroom 2	

Total GIA

Approx 953 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from March 1983 (thus having approx. 95 years unexpired) at a peppercorn ground rent plus share of Freehold Management Company.

Note 1: A 2 bed flat at No. 8 Spencer Close sold for £510,000 in January 2013.

Note 2: Under the Leasehold Reform Act Provisions, leases of over 80 years can be extended by an additional 90 years without any premium.



Vacant 2 Bed Flat

The Surveyors dealing with this property are
JOHN BARNETT and JAMES FRENER

VENDOR'S SOLICITORS

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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 £600 (including VAT) upon exchange of contracts