

6 WEEK COMPLETION



SITUATION

Located close to the junction with Marlborough Avenue within this established local parade adjacent to **Coral**, opposite **Martin's** and **Londis** in this highly sought after residential area.

Edgware lies approximately 10 miles north-west of Central London with good access to the M1 and M25 motorways.

PROPERTY

Forming part of a mid terraced building comprising a **Self-Contained 2 Bed Flat** at first floor level with its own separate front entrance.

The flat has Gas Central Heating and UPVC Double Glazing.

ACCOMMODATION*

First Floor Flat

Bedroom 1	13'7" × 11'5"
Bedroom 2	9'10" × 7'7"
Living Room	13'11" × 11'4"
Kitchen	11'4" × 4'10"
Bathroom/WC	7'10" × 6'0"

GIA Approx **555 sq ft**

*Measurements to maximum points

VAT is NOT payable in respect of this Lot

£10,500 per annum

The Surveyors dealing with this property are
JONATHAN ROSS and **STEVEN GROSSMAN**

TENURE

Leasehold for a term of 150 years from completion at a ground rent of £100 p.a. doubling every 25 years.

TENANCY

The property is let on an AST to an individual for a term of 1 year from 30th June 2011 (Holding Over) at a current rent of **£10,500 per annum** exclusive.

Note 1: The tenant has been in occupation since 2011 and there is a £1,200 Rent Deposit held.

Note 2: There may be potential to extend into the loft space to create a further bedroom, subject to obtaining any necessary consents.



VENDOR'S SOLICITORS

Macrory Ward – Tel: 020 8440 3258
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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 £500 (including VAT) upon exchange of contracts