



6 WEEK COMPLETION

SITUATION

In this popular residential area facing a Public Green just off Uxbridge Road and close to the roundabout junction with Clamp Hill.

Stanmore is a prosperous residential suburb of North London located between Edgware and Hatch End enjoying excellent road links to the A41 and M1(J4) approximately 10 miles from central London.

PROPERTY

A semi-detached building comprising **2 Self Contained Flats** with rear vehicular access through double gates to a private parking area.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 6a (First Floor Flat)	3 Rooms, Kitchen, Bathroom/WC GIA Approx 607 sq ft	VACANT Note: There is potential to create additional living accommodation in the loft, subject to obtaining the necessary consents.			
No. 6 (Ground Floor Flat)	3 Rooms, Kitchen, Bathroom/WC plus Private Parking Area	Individual	125 years from 11th April 2013	£250	FRI Rising by £100 p.a. every 10 years. Sold recently for £295,000.

**Vacant Flat
Plus Freehold**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

VENDOR'S SOLICITORS
Macrory Ward - Tel: 020 8440 3258
Ref: Ms Martina Ward - Email: martina@macroryward.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 £500 (including VAT) upon exchange of contracts