

6 WEEK COMPLETION



SITUATION

Located on this popular road only a short distance from West Finchley Underground Station (Northern Line) and the multiple shopping and leisure facilities in North Finchley.

VAT is believed not to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide that VAT may be payable in certain circumstances.

PROPERTY

An attractive building comprising **2 Self-Contained Flats** arranged at ground and first floor levels with a **Rear Garden**.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor Flat	2 Rooms, Kitchen/Reception, Bathroom/WC plus Garden	Individual	1 year (less one day) from 7th August 2013	£11,400	AST
First Floor Flat	2 Rooms, Kitchen, Bathroom/WC	Individual	Assured Tenancy	£8,060	Rent confirmed by occupier at £310 per fortnight
TOTAL				£19,460	

2 Self-Contained Flats

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

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