

**6 WEEK COMPLETION**



**SITUATION**

Located opposite the junction with Hazelcroft in this popular residential area approximately ¾ mile from Hatch End Station (Bakerloo & Main Line) and the various shops, restaurants and cafés in Uxbridge Road. Hatch End is located approximately 2 ½ miles west of Stanmore and 14 miles north-west of central London.

**PROPERTY**

Comprising a **substantially extended semi-detached 5 Bed House**. The property benefits from a large open plan modern kitchen, front drive, UPVC double glazing, gas central heating (not tested), and a Rear Garden.

**TENANCY**

The entire property is let on an Assured Shorthold Tenancy for a term of 1 year from 20th April 2014 at a current rent of **£24,000 per annum** exclusive.

**Note: There is a one month Rent Deposit held.**

**ACCOMMODATION** (measurements to maximum points)

**Ground Floor**

Reception Room 1	9'6" x 17'4"
Reception Room 2	12'1" x 19'6"
Reception Room 3	10'6" x 14'5"
Kitchen	18'10" x 20'7"
Shower Room/WC	

**First Floor**

Bedroom 1	{ 10'7" x 13'3"
	{ plus ensuite Shower Room/WC
Bedroom 2	{ 9'6" x 10'8"
	{ plus ensuite Shower Room/WC
Bedroom 3	10'7" x 13'8"
Bedroom 4	7'6" x 16'11"
Bedroom 5	8'8" x 8'8"
Bathroom/WC	7'2" x 6'1"

**Total GIA Approx 1,795 sq ft**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£24,000 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**

Hancock Quins – Tel: 01923 650 884  
Ref: Ms Linzi van Geene – Email: lvangeene@hancockquins.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