

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 3rd June 2014 at a current rent of **£24,600 per annum** exclusive.

Note: There is a one month Rent Deposit held.

ACCOMMODATION (measurements to maximum points)

Ground Floor

Reception Room 1	9'5" × 17'4"
Reception Room 2	12'2" × 19'7"
Reception Room 3	10'5" × 17'8"
Kitchen	18'8" × 20'7"
Shower Room/WC	

First Floor

Bedroom 1	{ 10'6" × 13'5"
	{ plus ensuite Shower Room/WC
Bedroom 2	{ 9'5" × 10'8"
	{ plus ensuite Shower Room/WC
Bedroom 3	10'1" × 13'7"
Bedroom 4	7'4" × 17'0"
Bedroom 5	8'6" × 8'7"
Bathroom/WC	7'2" × 6'2"

Total GIA Approx 1,820 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

£24,600 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