



SITUATION

Located close to the Finchley Road in this highly sought after and vibrant residential area, running between Belsize Road (B509) and Aberdare Gardens, just a short walk away from South Hampstead railway station and approx. ½ mile from Swiss Cottage Underground Station (Jubilee Line). West Hampstead is an affluent residential area just 3 miles north of central London.

PROPERTY

An end of terrace property comprising **4 Self-Contained Flats** spread across Lower Ground, Ground, First, Second and Third Floors. The property benefits from 1 off-street car parking space and a rear garden.

FREEHOLD

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Lower Ground Floor Flat	Not Inspected	Individual	125 years from 25th March 1988	£200	FRI Rent rises by £100 p.a. every 25 years Note 1: This flat sold for £780,000 in May 2012
Ground Floor Flat	Not Inspected	Individual	125 years from 25th March 1988	£200	FRI Rent rises by £100 p.a. every 25 years
First Floor Flat	Not Inspected	Individual	125 years from 25th March 1988	£200	FRI Rent rises by £100 p.a. every 25 years
Second and Third Floor Flat	Not Inspected	Individual	125 years from 25th March 1988	£200	FRI Rent rises by £100 p.a. every 25 years
TOTAL				£800	

Note 2: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to auction.

Note 3: The Freeholder insures the property and nominates the Agency. Current Sum Insured £920,865. Current Premium £2,253.70.

£800 per annum

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

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

VENDOR'S SOLICITORS
Simmons Stein - Tel: 020 8954 8080
Ref: G. Simmons Esq - Email: gary@simmons-stein.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