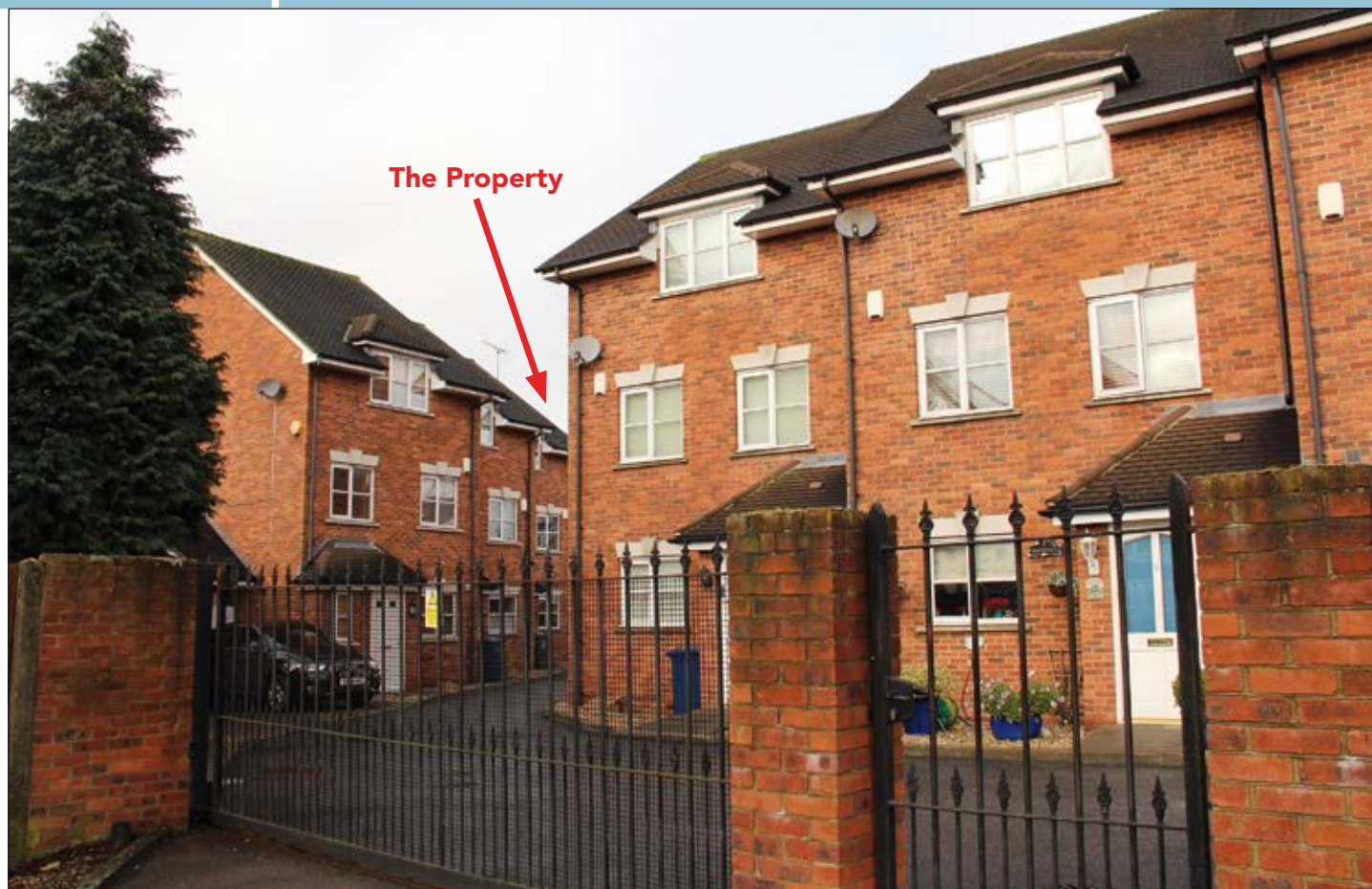




### SITUATION

Located in a gated development in Stanhope Gardens which is directly off Flower Lane and just a short walk to Mill Hill Broadway which hosts a large variety of shopping facilities as well as good transport links via Mill Hill Broadway Station (19 minutes to St. Pancras).

Mill Hill is a popular and affluent residential suburb, situated some 10 miles north-west of central London.

### PROPERTY

A **modern end of terrace 4 Bed House** arranged over ground, first and second floors and benefitting from double glazing, gas central heating, off-street parking, Garage and Rear Garden.

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

### FREEHOLD

**Note 1:** There is a £3,115 Rent Deposit held.

**Note 2:** 4 or 6 week completion is available – see Special Conditions of Sale.

**£27,000 per annum**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **STEVEN GROSSMAN**

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

### ACCOMMODATION (measurements to maximum points)

#### Ground Floor:

|                            |                |
|----------------------------|----------------|
| Living Room                | 14'9" x 16'3"  |
| Conservatory               | 11'10" x 9'3"  |
| Kitchen with Breakfast Bar | 7'11" x 13'11" |
| WC                         |                |
| Plus Garage & Garden       |                |

#### First Floor:

|                    |               |
|--------------------|---------------|
| Bedroom 2          | 14'4" x 10'6" |
| Bedroom 3          | 7'11" x 13'7" |
| Bedroom 4          | 6'4" x 9'10"  |
| Family Bathroom/WC |               |

#### Second Floor:

|                            |               |
|----------------------------|---------------|
| Master Bedroom             | 14'9" x 20'6" |
| leading to                 |               |
| Dressing Room              | 8'7" x 9'7"   |
| Ensuite Bathroom/Shower/WC |               |

**Total GIA Approx. 1,480 sq ft plus Garage and Rear Garden**

### TENANCY

The entire property is let on an Assured Shorthold Tenancy to 2 individuals for a term of 1 year (less 1 day) from 10th September 2015 at a current rent of **£27,000 per annum** (£2,250 pcm) exclusive.

**Mutual Break after 6 months – refer to Tenancy Agreement.**

#### VENDOR'S SOLICITORS

Mills Chody LLP - Tel: 020 8909 0400  
Ref: D. Ford - Email: dford@millschody.com

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



PLAN FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE

Measurements to maximum points



TOTAL GROSS INTERNAL AREA APPROX. 1,480 SQ FT