



6 WEEK COMPLETION

SITUATION

Located in this highly sought after residential area, being just a short walk away from Woodside Park Underground Station (Northern Line) as well as the shopping facilities on the High Road (A100). Woodside Park is an affluent north London suburb located approx. 7½ miles north of central London.

PROPERTY

Comprising a ground floor **2 Bed Self-Contained Flat** in need of modernisation within this purpose built block.

ACCOMMODATION

Ground Floor Flat

2 Bedrooms, Living Room, Kitchen, Bathroom, WC (GIA Approx. 769 sq ft)

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 29th September 1967 (thus having approx. 50 years unexpired) at a fixed ground rent of £24 p.a.

Offered with VACANT POSSESSION

Note: At the request of the Purchaser, and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

Vacant 2 Bed Flat

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
BACI Solicitors - Tel: 020 8349 7680
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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