



**SITUATION**

Located in this popular north London suburb just off the High Road (A1000) and within easy walking distance of the varied shopping facilities which include **Marks & Spencer**, **Waitrose** and **Boots**. In addition, Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park (Main Line) Station are both within close proximity. Whetstone is an affluent north London suburb being approx. 8 miles from Central London.

**PROPERTY**

Comprising a **1 Bed Flat** planned on the Ground Floor in this purpose built 1990's McCarthy & Stone retirement block with ample rear car parking. There is the benefit of a Community Room, Guest Room, Communal Resident Kitchen & Laundry Room and services from a live-in House Manager.

**ACCOMMODATION**

**Ground Floor Flat**  
**(The Flat was fully modernised and converted from a 3 Room Flat in 2014 with consent from the Freeholders)**  
Bedroom  
Living Room  
Kitchen  
Walk-in Shower/WC

**GIA Approx. 695 sq ft**

**Vacant 1 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

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

**TENURE**

**Leasehold for a term of 125 years from 1st June 1994 at a fixed ground rent of £310 p.a. subject to review in 2017 and 21 yearly thereafter based on RPI.**

**Offered with VACANT POSSESSION**

**Note 1: A 1% payment is payable to the Freeholder on any assignment and this is to be paid by the Purchaser.**

**Note 2: A 1% payment is payable to the Freeholder on any assignment for benefit of the Service Charge Account and is to be paid by the Purchaser.**

**Note 3: The lease can only be assigned to a Purchaser who has a minimum age of 60 years and any partner must be a minimum of 55 years.**



**VENDOR'S SOLICITORS**  
Macroy Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: martina@macroyward.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