

IN SAME FAMILY OWNERSHIP FOR OVER 50 YEARS



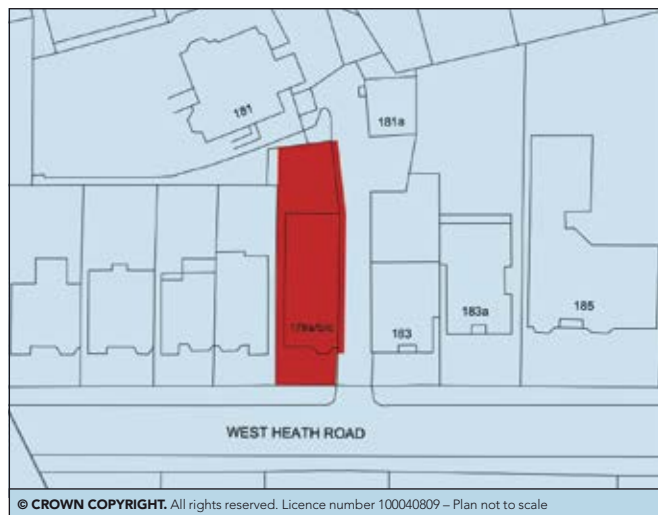
SITUATION

Located in this highly sought after residential road being only a few hundred yards from Golders Hill Park. Golders Green Underground Station (Northern Line) is within ½ mile and the property is within close proximity to Hampstead Heath. Hampstead is a prestigious London suburb with easy access to the A41 and approx. 4 miles north-west of central London.

PROPERTY

A detached 1920s block comprising:

- **No. 179a – Self-Contained 4 Bed Maisonette** on the ground and lower ground floors leading to a rear garden. Access is via a shared front entrance porch as well as separate side access.
- **No. 179b – Self-Contained 4 Bed Flat** on the first floor accessed via a shared front entrance porch.
- **No. 179c – Self-Contained 1 Bed Flat** on part first floor and the entire second floor accessed via a separate side entrance.



VAT is NOT payable in respect of this Lot

FREEHOLD

Note 1: 6 Week Completion

Note 2: Floor Plans available from Auctioneers.

3 Flats (2 to be Vacant) with Freehold

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

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



Rear View of Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 179a (Ground & Lower Ground Floor Maisonette)	Ground Floor 3 Bedrooms, 2 Reception Rooms, Kitchen, Bathroom, separate WC Lower Ground Floor Bedroom, Kitchen, Shower Room, separate WC (GIA Approx. 2,034 sq ft)	Individual	Regulated	£20,438	EDR 1/11/14
No. 179b (First Floor Flat)	4 Bedrooms (one with an ensuite Shower/WC), Reception Room, Kitchen, Bathroom/WC (GIA Approx. 1,481 sq ft)	TO BE VACANT Note 3: Currently let on an AST at £25,999 p.a., but on 29th February 2016 the Landlord served the statutory Section 21 Notice requesting possession.			
No. 179c (Part First & Second Floor Flat)	Part First Floor Hall & Separate WC Second Floor 1 Bedroom (entered via Dressing Room), Reception Room/Open Plan Kitchen, Bathroom, separate WC, Tank/Store Room and Eaves Storage. (GIA Approx. 1,077 sq ft)	VACANT			

TOTAL	£20,438 plus 2 Flats to be Vacant
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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