



SITUATION

Located in this residential area opposite the junction with Hillside Drive, just a short walk to the various shopping facilities, restaurants and cafés in High Street and Station Road, the latter of which includes the Broadwalk Shopping Centre, Edgware Underground Station (Northern Line) and the Bus Station.

Edgware is a popular and sought after London suburb located approximately 10 miles north-west of central London by the main A41.

PROPERTY

Comprising a **Self-Contained 2 Bed Flat** on the ground floor within this purpose built residential block. There is use of a rear communal garden and the property includes gas central heating, uPVC double glazing and entryphone and will be offered part furnished to include:

- Fitted kitchen
- Fridge/Freezer
- Oven/hob
- Washing Machine

VAT is NOT applicable to this Lot

£13,200 per annum

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN**

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

ACCOMMODATION

Ground Floor Flat (measurements to maximum points)

Bedroom 1	12'5" x 10'10"
Bedroom 2	11'1" x 7'10"
Living Room	13'5" x 12'6"
Kitchen	8'11" x 7'2"
Bathroom/WC	

GIA Approx. 560 sq ft

TENURE

Leasehold for a term of 99 years from 25th December 1984 (thus having approx. 67 years unexpired) at a ground rent of £75 p.a. (rising to £150 p.a. from 25th December 2017).

TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual** for a term of 2 years from 6th December 2013 (Holding Over) at a rent of **£13,200 per annum (£1,100 pcm)** exclusive.

Note 1: £1,050 Rent Deposit held.

Note 2: A 2 bed flat at No. 1 Canons Court sold for £292,000 in February 2016.

Note 3: At the request of the Purchaser, prior to completion, the Vendor will serve a section 42 Notice to extend the lease and assign this benefit to the Purchaser.

VENDOR'S SOLICITORS
Bower & Bailey - Tel: 01793 610466
Ref: S. Read - Email: sread@bowerandbailey.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