



SITUATION

Located close to the junction with Edgwarebury Lane and Hale Lane amongst a variety of local supermarkets, shops, cafes and restaurants and just a short walk to the Broadwalk Shopping Centre and Edgware Underground Station (Northern Line) and Bus Station.

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

PROPERTY

Forming part of a terraced building comprising a **Self-Contained 1 Bed Flat** on the second floor and accessed via a rear entrance off Herongate. The flat benefits from gas central heating and uPVC double glazing and will be offered part furnished to include:

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

VAT is NOT applicable to this Lot

£10,800 per annum

The Surveyors dealing with this property are **ELLIOTT GREENE** and **ROY TAMARI**

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

ACCOMMODATION

Second Floor Flat

Bedroom	10'4"	×	13'0"
Living Room	11'10"	×	15'10"
Kitchen	7'0"	×	15'11"
Bathroom/WC			

GIA Approx. 567 sq ft

TENURE

Leasehold for a term of 189 years (less 10 days) from 25th March 1935 (thus having approx. 107½ years unexpired) at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to **2 individuals** for a term of 6 months from 21st May 2015 (Holding Over) at a rent of **£10,800 per annum (£900 pcm)** exclusive.

Note: We understand a 1 bed flat at No. 9 Portsdown sold for £205,000 in 2015.

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