



**6 WEEK COMPLETION**



**SITUATION**

Located in this quiet cul-de-sac accessed via Wellgarth Road, in this highly sought after residential area, approximately ½ mile from Golders Green Station (Northern Line). Hampstead Heath Extension, Golders Hill Park and the historic Old Bull & Bush Public House are all within close walking distance on North End Road. Golders Green is a popular and affluent suburb approximately 5 miles north-west of central London.

**PROPERTY**

A newly refurbished split level **2 Bed Self-Contained Flat** occupying the second and third floor of this purpose built development situated in attractive well maintained grounds.

- Completely refurbished to a very high standard
- New electrics
- New gas central heating system
- New stylish wooden floors
- New fully integrated fitted kitchen
- New tiled shower room

In addition the flat benefits from the use of a large **External Storage Cupboard** and an allocated **Underground Parking Space**.

**Vacant 2 Bed Flat**

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

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

**ACCOMMODATION**

**Second & Third Floor Flat**

(measurements to maximum points)

Bedroom 1	12'1"	×	9'5"
Bedroom 2	12'8"	×	8'11"
Living Room	17'3"	×	14'5"
Kitchen (L-Shaped)	10'10"	×	9'5" (max)
Shower Room/WC			

**GIA Approx. 795 sq ft**

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 111 years from 23rd December 1980 at a current ground rent of £140.40 p.a. (rising), together with a reversionary lease expiring on 22nd December 2181 (thus having 165 years unexpired).**

**Offered with VACANT POSSESSION**



**JOINT AUCTIONEERS**

Dreamview Estates,  
34 Golders Green Road, London NW11 8LL  
Tel: 020 8455 0055 Ref: Murray Lee

**VENDOR'S SOLICITORS**

Glinert Davis LLP – Tel: 020 7724 4442  
Ref: D. Glinert – Email: daniel@glinertdavis.com

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