



SITUATION

Located close to the junction of Athenaeum Road in the heart of the High Road and well served by a variety of multiple retailers including **Waitrose, Boots** and **Marks & Spencer** as well as a host of restaurants and coffee bars. Whetstone is an affluent London suburb being 8 miles north of central London with excellent transport links via Totteridge & Whetstone Underground Station (Northern Line) and Oakleigh Park Station (Main Line).

PROPERTY

Forming part of a mid-terrace building comprising a second and third floor **2 Bed Self-Contained Flat** accessed via a rear entrance off Athenaeum Road. The flat benefits from gas central heating, uPVC double glazed windows, a fitted kitchen, an entry-phone and plenty of storage space.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 29th September 2003 (thus having approx. 111½ years unexpired) at a current ground rent of £75 p.a. rising.

Offered with VACANT POSSESSION

Vacant 2 Bed Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **ELLIOTT GREENE**

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

ACCOMMODATION

Second & Third Floor Flat
(measurements to maximum points)

Second Floor

Living Room	15'11" x 8'11"
Kitchen	14'8" x 8'10"
Bedroom 1	15'11" x 7'0"
Bathroom/WC	9'3" x 5'9"

Third Floor

Bedroom 2	24'0" x 15'0"
Storage Area 1	8'4" x 6'3"
Storage Area 2	5'11" x 10'1"

GIA Approx. 1,115 sq ft

Note: There may be potential to reconfigure the existing accommodation and/or enlarge the third floor, subject to obtaining the necessary consents.

MAUNDER TAYLOR **JOINT AUCTIONEERS**
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VENDOR'S SOLICITORS
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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