

6 WEEK COMPLETION



SITUATION

Located in this residential area just south of the Target Roundabout on the Western Avenue (A40), close to Northolt Golf Course and with easy access to central London and Heathrow Airport. Northolt Underground Station (Metropolitan Line) is less than 1 mile distant.

PROPERTY

A **Self-Contained Flat** planned on the second floor within this purpose-built block which benefits from off-street communal parking, uPVC double glazing and entryphone system.

ACCOMMODATION

2 Rooms, Lounge with Galley Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 1st June 1983 (thus having 64½ years unexpired) at a fixed ground rent of £90 p.a.

Offered with VACANT POSSESSION

Note: After 2 years of ownership, a purchaser can serve a Notice on the Freeholders to purchase a lease extension for an additional 90 years with total extinguishment of the Ground Rent.

Vacant Flat

The Surveyors dealing with this property are **JOHN BARNETT** and **JOSHUA PLATT**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Sabeers Stone Greene LLP – Tel: 020 8740 7007
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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 £750 (including VAT) upon exchange of contracts