



**SITUATION**

Located within this residential street being within close proximity to the various shopping facilities in Neasden Lane as well as being just a few hundred yards to Neasden Underground Station (Jubilee Line).

Neasden is a popular residential and commercial area being approximately 1½ miles from Wembley Stadium and benefitting from good road communications via the North Circular Road (A406) and being only 6 miles north-west of central London.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 34 (Ground Floor Flat plus Garden)	Not inspected	<b>Daejan Estates Limited</b>	999 years from 25th December 1950 <b>(includes other properties – see 'Note' in legal pack).</b>	Peppercorn	FRI <b>Note 1: The flat has been sublet for 116 years from 25th December 1950.</b>
No. 34a (First Floor Flat plus Garden)	Not inspected – believed to be 1 Bedroom, Living Room, Kitchen, Bathroom/WC with Extension providing Study/Bedroom 2	<b>Individual</b>	99 years from 25th December 1980	£100 <i>(rising to £200 in 2046)</i>	FRI <b>Valuable reversion in approx. 61¾ years.</b>
<b>TOTAL</b>				<b>£100</b>	

**PROPERTY**

An end of terraced building comprising **2 Self-Contained Flats** planned on the ground and first floors together with a rear garden.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 2: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices were served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the auction.**

**£100 per annum**

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**  
Trowers & Hamlins - Tel: 020 7423 8000  
Ref: Ms Emma Sear - Email: esear@trowers.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 £750 (including VAT) upon exchange of contracts