



SITUATION

Located at the junction with Evelyn Grove directly fronting Gunnersbury Avenue (A406 North Circular Road) within this popular and sought after residential area approx. 8 miles west of central London.

PROPERTY

A substantial detached building comprising **6 Self-Contained Flats** together with front parking and a rear garden.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	Not inspected	Individual(s)	125 years from 24th June 2010	£150 (rising by £50 every 25 years)	FRI
Flat A (Second Floor)	Not inspected – Believed to be 1 Bedroom, Lounge, Kitchen, Bathroom, sep. WC	Individual(s)	99 years from 1st July 1982	£100 (rising to £150 in 2048)	FRI Valuable Reversion in approx. 63½ years.
Flat B (First Floor)	Not inspected	Individual(s)	189 years from 1st July 1982	Nil	FRI
Flat C (First Floor)	Not inspected – Believed to be 1 Bedroom, Lounge/open plan Kitchen, Bathroom/WC	Individual(s)	99 years from 1st July 1982	£100 (rising to £150 in 2048)	FRI Valuable Reversion in approx. 63½ years.
Flat D (First Floor)	Not inspected – Believed to be 1 Bedroom, Lounge, Kitchen, Bathroom/WC	Individual(s)	99 years from 1st July 1982	£100 (rising to £150 in 2048)	FRI Valuable Reversion in approx. 63½ years.
Flat E (Second Floor)	Not inspected	Individual(s)	125 years from 1st July 2007	£100 (rising by £50 every 33 years)	FRI
TOTAL				£550	

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The Freeholder insures. Current sum insured is £1,841,588 and current premium is £3,602.85.

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.

**£550 p.a. with
3 Valuable Reversions**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

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

Note 3: Refer to 'Notice to Bidders' in the Legal Pack regarding Section 20 works and Right to Manage status.

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 £750 (including VAT) upon exchange of contracts