



SITUATION

Located close to the junction with Devonshire Street in this prime London location being just a short walk of Regents Park (Bakerloo Line) and Great Portland Street Underground Stations (Circle, Hammersmith & City and Metropolitan Lines). A vast amount of shopping facilities can be found on Oxford Street and Regent Street approx. 1/2 mile south and the open spaces of Regent's Park are just to the north. **Tesco Express, Sainsbury's Local, Pret, Pizza Express** are just a sample of some nearby traders as well as a large variety of cafés and eateries on Great Portland Street which runs parallel.

PROPERTY

Comprising a **Self-Contained Studio Flat** on the fifth floor within this attractive purpose built period residential building which is served by a Porter and passenger lift. The flat includes:

- Intercom system
- Fully furnished
- Washer Dryer
- Hob/Oven
- Wooden flooring
- Built-in wardrobes

£16,380 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

ACCOMMODATION

Studio Flat

1 Room, Kitchen, Bathroom/WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 42 years from 24th June 1981 (having approx. 5 years unexpired) at a fixed ground rent of £75 p.a.

TENANCY

The property is let to an **Individual** on an AST for a term of 1 year from 10th March 2017 (holding over) at a current rent of **£16,380 per annum** exclusive.

Note: Upon the request of the Purchaser, the Vendor will, after exchange of contracts and prior to completion, serve a section 42 Notice drafted by the Purchaser's solicitor upon the Freeholder for a 90 year lease extension.

VENDOR'S SOLICITORS

Lex Sterling Solicitors - Tel: 020 8043 2097
Ref: T. Japal - Email: tjapal@lexsterling.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