



**SITUATION**

Located in this affluent and popular residential suburb nearby the main town thoroughfare of Fortess Road which provides access to the well-known Camden High Street. Kentish Town is approximately 3 miles away from the West End and benefits from excellent transport links via Tufnell Park Underground Station (Northern Line) and Kentish Town Rail and Underground Station (Thameslink & Northern Lines).

**PROPERTY**

Comprising a late Victorian mid-terrace unmodernised **5 Bed House** planned on ground, first, second and third floors. The property includes a conservatory/kitchen on the ground floor, a cellar and small garden at the rear with a shed.

**VAT is NOT applicable to this Lot**

**TENURE**

**Leasehold for a term of 50 years from 29th September 1975 (thus having approx. 7¼ years unexpired) at a current rent of £10,000 per annum exclusive.**

**Note 1: The original lease was granted for 99 years from 29th September 1876 but this was extended by 50 years from 29th September 1975 at £320 p.a. subject to one review in the year 2000 when it increased to £10,000 p.a.**

**Note 2: In 2002 The Commonhold and Leasehold Reform Act was passed which enabled lessees who had opted for the 50 year extension to be granted a second chance to purchase their Freehold.**

**Vacant 5 Bed House**

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

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

**ACCOMMODATION**

**Ground Floor**

Front Room 12'11" x 15'6" (into bay)  
Rear Room 11'2" x 12'9"  
Kitchen/Conservatory 9'4" x 9'9" (door to garden)

**Cellar** (steps access) 17'5" x 3'7" (under 6'0" height)

Staircase (with chairlift) leading up to:

Half Landing  
Bathroom/WC 6'6" x 6'3"

**First Floor**

Front Bedroom 16'9" x 12'8"  
Rear Bedroom 13'1" x 10'11" (with basin)

**Second Floor**

Front Bedroom 12'10" x 17'6"  
Rear Bedroom 11'3" x 13'3" (with butler sink & kitchen)

**Third Floor**

Rear Bedroom 16'6" x 13'4"

**Offered with VACANT POSSESSION**

**Note 3: The Vendors will, after exchange of contracts and prior to completion, serve any Notices drafted by the Purchaser's solicitor upon the Freeholders in order to Enfranchise the Freehold (see Special Conditions).**

**VENDOR'S SOLICITORS**  
Macroy Ward – Tel: 020 8440 3258  
Ref: Ms Martina Ward – Email: martina@macroyward.co.uk

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