



SITUATION

Located in this highly sought after residential area close to Gladstone and Roundwood Parks being under 100 yards from the multiple shopping and restaurant facilities on the High Road which include **Barclays, Sainsbury's, Domino's, Costa Coffee, Paddy Power, Ladbrokes** and many others.

The property is also just a short walk from Willesden Green Station (Jubilee Line) and lies approx. 5 miles north-west of central London.

PROPERTY

Forming part of an attractive semi-detached house comprising an unmodernised **Self-Contained 1 Bed Flat** at rear first floor level with uPVC windows and gas central heating (not tested).

ACCOMMODATION (measurements to maximum points)

First Floor Flat

| | | | |
|-------------|-------|---|-------|
| Bedroom | 11'1" | × | 10'2" |
| Living Room | 12'6" | × | 11'0" |
| Kitchen | 9'1" | × | 5'11" |
| Bathroom/WC | 9'4" | × | 4'8" |

GIA Approx. 400 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of approx. 158½ years from 3rd June 2019 (expiring 31st December 2177) at a peppercorn ground rent **Plus a share of Freehold.**

Offered with Vacant Possession

Vacant 1 Bed Flat

The Surveyors dealing with this property are
Jonathan Ross and Joshua Platt

Vendor's Solicitors

Seddons LLP
Tel: 020 7725 8000 Ref: Paul Pierides
Email: paul.pierides@seddons.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page