



## SITUATION

Located on the south side of Whitchurch Lane, close to the junction with Winton Gardens in this popular residential area, less than 1/2 a mile from the shopping facilities of Edgware town centre. Edgware lies approximately 10 miles north-west of central London with good access to the M1 and M25 motorways.

## PROPERTY

A Semi-Detached House comprising **2 Self-Contained Flats** with a **Garden** at the rear and a **Garage**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
No. 128a (First Floor Flat)	Not inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC and part of Garden	Individual(s)	99 years from 25th March 1971	£30	FRI <b>Valuable Reversion in approx. 50¾ years.</b>
No. 128b (Ground Floor Flat)	Not inspected – Believed to be 2 Rooms, Kitchen, Bathroom/WC and part of Garden	Individual(s)	99 years from 25th March 1971	£15.75	FRI <b>Valuable Reversion in approx. 50¾ years.</b>
				<b>Total: £45.75</b>	

**Note: In accordance with section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees – refer to Auctioneers.**

**£45.75 p.a. Plus 2 Valuable Reversions**

The Surveyors dealing with this property are  
**Elliott Greene and Steven Grossman**

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**

## Vendor's Solicitors

Macrory Ward  
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