



## SITUATION

Located off the High Road in this sought after town centre well served by a variety of multiple retailers including **Costa**, **Budgens**, **Iceland** and **Caff  Nero** as well as a host of independent traders, coffee shops, restaurants and the **Phoenix Cinema**.

East Finchley lies approximately 5½ miles north of central London and the property is only 180 yards from East Finchley Underground Station (Northern Line).

## PROPERTY

Forming part of a purpose built retirement block comprising a **Self-Contained 1 Bed Flat** in need of modernisation, planned on the third floor.

The property benefits from lift access, electric heaters (not tested) and an entry-phone system. In addition, there is a use of car park on a first come first served basis, a community room and a communal kitchen as well as non-resident management staff.

## ACCOMMODATION (measurements to maximum points)

### Third Floor Flat

|                |       |   |        |
|----------------|-------|---|--------|
| Living Room    | 20'3" | × | 10'10" |
| Bedroom        | 14'2" | × | 9'2"   |
| Kitchen        | 8'7"  | × | 6'11"  |
| Shower Room/WC | 6'10" | × | 4'8"   |

**GIA Approx. 500 sq ft**

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 99 years from 25th December 1986 (thus having approx. 65½ years unexpired – **see Note 2**) at a peppercorn ground rent.

## Offered with Vacant Possession

**Note 1: No. 45 Stokes Court (1 Bed Flat) sold in April 2020 for £220,000 with a lease having an unexpired term of approx. 67 years.**

**Note 2: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease for an additional 90 years and assign this benefit to the Purchaser.**

**Note 3: The lease cannot be assigned to a Purchaser under retirement age.**

# Vacant 1 Bed Retirement Flat

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

## Joint Auctioneers

Jeremy Leaf & Co  
Tel: 020 8444 5222 Ref: Wayne Edmonds  
Email: wayne@jeremyleaf.co.uk

## Vendor's Solicitors

Pothecary Witham Weld Solicitors  
Tel: 020 7821 8211 Ref: Emily Nicholson  
Email: enicholson@pwwsolicitors.co.uk

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'**