



## SITUATION

Located opposite the junction with Balaams Lane, set back from the High Street, in this sought after North London suburb less than a 1/3 of a mile from Southgate town centre. Southgate lies approximately 8 miles north of central London and the property is located within 10 minutes walk of Southgate Underground Station (Piccadilly Line).

## PROPERTY

Forming part of a purpose built block comprising an unmodernised **Self-Contained 3 Bed Flat** on the ground floor together with a rear **Garden** and a **Garage**.

The property benefits from gas central heating (not tested).

## ACCOMMODATION (measurements to maximum points)

### Ground Floor Flat

Bedroom 1	9'11"	x	16'10"
Bedroom 2	9'11"	x	10'0" (with shower cubicle)
Bedroom 3	13'0"	x	8'0"
Living Room	17'1"	x	13'0"
Kitchen	9'11"	x	9'10"
Bathroom	8'0"	x	4'10"
Separate WC			

**GIA Approx. 930 sq ft plus Garage**

## TENURE

Leasehold for a term of 99 years from 29th September 1955 (thus having approx. 34 1/3 years unexpired – see Note 2) at a fixed ground rent of £15.75 p.a.



**VAT is NOT applicable to this Lot**

**Offered with Vacant Possession**

**Note 1: Refer to Auctioneers to view the Virtual Tour and Floor Plans.**

**Note 2: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.**

**Note 3: Flat 11 Minchenden Court (GIA approx. 906 sq ft) sold for £440,000 in November 2019 on a renewed 165 year lease.**

# Vacant 3 Bed Flat

The Surveyors dealing with this property are  
**John Barnett and Elliott Greene**

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'**

## Vendor's Solicitors

Macrory Ward  
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