



SITUATION

Located off Mount Pleasant within this garden suburb style courtyard development, close to the Cockfosters Road and in the heart of this highly sought after North London suburb.

The property is within close walking distance of Cockfosters Underground Station (Piccadilly Line) and the many restaurants, cafés and shops.

Cockfosters lies approximately 11 miles north of central London.

PROPERTY

Forming part of a purpose built block comprising a **Self-Contained 2 Bed Flat** on the first floor. The flat benefits from:

- uPVC double glazing
- French doors leading to a Balcony
- Entryphone
- Gas central heating (not tested)

In addition, the property includes **2 Garages**.

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	13'11"	×	11'3"
Bedroom 2	9'1"	×	7'9"
Living Room	15'3"	×	11'8"
Kitchen	13'0"	×	6'10"
Bathroom/WC	8'11"	×	6'10"

GIA Approx. 650 sq ft Plus 2 Garages

VAT is NOT applicable to this Lot

TENURE

Flat & Garage Nos. 19 & 26 – held under 3 separate Leases each for a term of 125 years from 1st January 1976 (thus having approx. 80½ years unexpired – [see Note 2](#)) at a ground rent of £50 p.a. (rising) for the Flat and a peppercorn for the Garages.

Offered with Vacant Possession

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

Note 2: The Vendors have served a Section 42 Notice upon the Freeholders requesting a 90 year extension and extinguishment of the Ground Rent in payment of £6,000 plus Freeholders costs.

The Freeholders have responded with a Section 45 Counter-Notice requesting £11,400 plus Freeholders costs.

The Purchaser will be assigned the benefit of the Section 42 Notice.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
John Barnett and Steven Grossman

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
Tel: 020 8440 3258 Ref: John Macrory
Email: john@macroryward.co.uk

Rear of flat



View opposite flat

