



SITUATION

Located close to the junction with Frederick Street in this quiet residential location between Bloomsbury and King's Cross, with easy access to Gray's Inn Road and St. Pancras International Station and within easy reach of London's West End and the City.

PROPERTY

Forming part of this Gated 2006 Architecturally Designed Development comprising a **Self-Contained Lower Ground Floor Flat** with 3 Double Bedrooms, 2 Bathrooms (1 Ensuite), Open Plan Reception/Kitchen, a front **Courtyard** and a private **Patio Garden**.

The flat benefits from:

- Fully fitted kitchen with Bosch appliances.
- Villeroy and Boch fixtures and fittings to bathrooms.
- Combi Boiler gas central heating.
- Wooden flooring.
- Double glazed windows.
- Double French doors to private patio garden.
- Lift access from ground floor level.

ACCOMMODATION

Lower Ground Floor Flat

Reception/Kitchen	12'5" x 24'3"
Bedroom 1	16'2" x 9'10" (with Shower & WC)
Bedroom 2	11'0" x 13'0"
Bedroom 3	11'0" x 11'0"
Bathroom	5'8" x 10'0"

GIA Approx. 1,043 sq ft plus Private Patio Garden 12'7" x 20'3"



Private Patio Garden

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from December 2006 (thus having over 111 years unexpired) at a fixed ground rent of £400 p.a.

Offered with Vacant Possession

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

Architecturally Designed Vacant 3 Bed Flat

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

Vendor's Solicitors

W T Jones
Tel: 020 7405 4631 Ref: Peter Hambleton
Email: pch71gir@gmail.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**