



SITUATION

Located close to the junction with Tennyson Road and directly opposite the entrance to Paddington Old Cemetery in this popular residential area, close to Brondesbury Park Station (Overground) and less than 500 yards from Kilburn High Road.

PROPERTY

An attractive predominantly detached building comprising **9 Self-Contained Flats** planned on ground, first, second and third floors. In addition the property benefits from a **Communal Garden** at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee	Term	Ann. Excl. Rental	Remarks
Flats 1 to 9	9 Flats: 3 × 1 Bed 4 × 2 Bed 2 × 3 Bed	Various	Each 125 years from 1st June 2016	£3,150 (each £350) (doubling every 25 years)	FRI by way of Service Charge

¹Not inspected by Barnett Ross

Note 1: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

Note 2: The Freeholder insures the building. The Buildings Sum Insured is £2,433,881. The current Premium is £2,180.75 p.a. (incl. IPT).

£3,150 per annum
doubling every 25 years

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

Vendor's Solicitors

Portner Law LLP
Tel: 020 7616 5300 Ref: Peter Green
Email: pg@portner.co.uk

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'**