



Front Entrance to the Block

SITUATION

Located mid-way between Downage and Church Lane, just a few hundred yards to both the local shopping facilities in Brent Street and Middlesex University. In addition, Hendon Central Underground Station (Northern Line) is under 1 mile distant.

Hendon is a popular and sought after north-west London suburb being approx. 7 miles from central London and benefitting from easy access to the M1 (Junction 2), the A406 North Circular Road and Brent Cross Shopping Centre.

PROPERTY

Forming part of this well known gated residential development within a private road comprising a rear facing **Self-Contained 2 Bed Flat** in need of modernisation planned on the second floor and benefitting from:

- Gas central heating
- Video Entry phone
- Double glazing
- Balcony
- Daytime on-site facilities manager
- Use of a 6 person passenger lift
- Communal grounds

ACCOMMODATION

Second Floor Flat

Bedroom 1	14'3" x 12'0"
Bedroom 2	10'11" x 8'0"
Reception Room	16'1" x 14'4"
Kitchen	12'8" x 8'0"
Shower Room/WC	12'8" x 5'6"
Plus Balcony	

GIA Approx. 796 sq ft Plus Balcony

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 150 years from 25th March 1972 at a peppercorn ground rent (thus having approx. 99¾ years unexpired) PLUS SHARE OF FREEHOLD

Offered with Vacant Possession

Note 1: Floor Plan available from the Auctioneers.

Note 2: Refer to Auctioneers for the virtual tour of the flat.

Vacant 2 Bed Flat

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Seddons LLP

Tel: 020 7725 8059 Ref: Chris Theodosiou

Email: chris.theodosiou@seddons.co.uk

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

View of the Flat and Grounds



Living Room



Bedroom 1

