



## SITUATION

Located within this residential street that connects both the Hendon Way (A41) and Vivian Avenue and being within easy walking distance to local shopping facilities and Hendon Central Underground Station (Northern Line).

Hendon is a sought after north-west London suburb being approx. 8 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

A **Semi-Detached House** planned on ground and first floors together with a Loft which benefits from a large rear dormer. In addition there is a front garden and a **rear garden that includes a single storey 1 bed flat**.

The house comprises:

### Ground Floor:

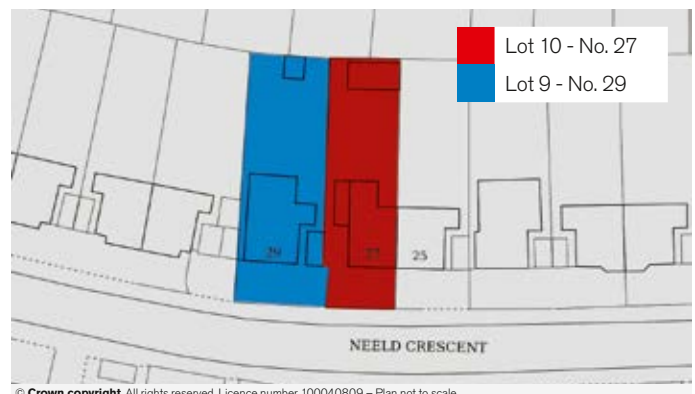
Entrance Hall, 3 Rooms,  
Kitchen/Diner, sep. WC

### First Floor:

Hall, 4 Rooms,  
2 x Shower Room/WC

**Total GIA Approx. 1,883 sq ft<sup>1</sup> plus rear 1 bed flat (319 sq ft<sup>1</sup>)**

<sup>1</sup>Area supplied by Vendor.



**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 1: The property lends itself to the following, all of which is subject to obtaining possession and the necessary consents:**

- Use as a single dwelling house.
- Creating additional accommodation in the Loft.
- Conversion into a number of Self-Contained Flats and the Vendor has provided plans of a potential scheme for 5 flats which are available in the Legal Pack.

**Note 2: The adjoining property (No. 29) is also being offered for sale in this auction – see Lot 9.**

**£39,600 p.a. Plus  
1 Vacant Room**

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

### Vendor's Solicitors

Ackroyd Legal  
Tel: 020 7794 1447 Ref: Emma Damiani  
Email: emma.damiani@ackroydlegal.com

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'**



#### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor	Room 1	Individual	1 year from 14th April 2022	£6,000	AST
Ground Floor	Room 2	Individual	1 year from 21st September 2022	£6,000	AST
Ground Floor	Room 3	Individual	1 year from 18th September 2022	£8,400	AST
First Floor	Room 4	Individual	1 year from 1st July 2022	£6,000	AST
First Floor	Room 5	Individual	1 year from 15th November 2021	£7,200	AST
First Floor	Room 6	VACANT			
First Floor	Room 7	Individual	1 year from 25th May 2022	£6,000	AST
				<b>Total: £39,600 Plus 1 Vacant Room</b>	