



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 **Detached House** planned on ground and first floors together with a Loft, a front garden and a rear garden.

The house comprises:

Ground Floor:

Entrance Hall, 2 Rooms,
Conservatory, Kitchen/Diner,
Utility Room, sep. WC

First Floor:

Hall, 4 Rooms,
Bathroom/WC with Shower Cubicle

Total GIA Approx. 1,840 sq ft¹

¹Area supplied by Vendor.

VAT is NOT applicable to this Lot

FREEHOLD

PLANNING

Planning Permission was granted by the London Borough of Barnet on 21st October 2019 (now lapsed) 'Demolition of No.29 Neeld Crescent and alterations to side elevation fenestration to No.27 Neeld Crescent. Erection of two-storey building including excavation and creation of a lower ground floor level and mansard roof with rooms in the roofspace **to provide 7no self-contained flats with a combined GIA of approx. 5,418 sq ft.** Provision of 7 parking spaces, amenity space, cycle storage and refuse and recycling storage. Associated alterations to hard and soft landscaping.' Amendments include addition of two parking spaces below ground floor level for a total provision of 9no parking spaces.

Planning Documentation and Floor Plans are available in the Legal Pack.

Note 1: A Purchaser may decide to pursue an alternative scheme of fewer, but larger flats with an appropriately reduced number of car spaces.

Note 2: The property also lends itself to use as a single dwelling house and creating additional accommodation in the Loft, subject to obtaining possession and the necessary consents.

Note 3: The adjoining property (No. 27) is also being offered for sale in this auction – see Lot 10.

£37,200 per annum

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'**

Artist's impression of scheme for 7 flats



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Ground Floor	Room 1	Individual	1 year from 23rd February 2022	£6,000	AST
Ground Floor	Room 2	Individual	1 year from 8th September 2022	£10,200	AST £850 Rent Deposit held.
First Floor	Room 3	2 Individuals	1 year from 28th April 2022	£7,200	AST
First Floor	Room 4	Individual	1 year from 15th December 2021	£3,600	AST
First Floor	Room 5	Individual	1 year from 22nd February 2022	£6,000	AST
First Floor	Room 6	Individual	1 year from 23rd February 2022	£4,200	AST
				Total: £37,200	

