



SITUATION

Located close to Henlys Corner in this well-known location being only a few hundred yards from the many shops and restaurants of Temple Fortune.

Temple Fortune lies midway between Golders Green and Finchley Central being approx. 6 miles north-west of central London.

PROPERTY

Forming part of this purpose built block comprising a recently redecorated **Self-Contained 2 Bed Flat** at first floor level which benefits from its own street entrance. The property includes an external rear staircase, a front balcony, uPVC windows and Gas Central Heating (not tested).

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Front Bedroom	14'0" x 13'0"
Rear Bedroom	12'0" x 10'6"
Reception Room	15'7" x 11'10"
Kitchen	8'9" x 9'1"
Bathroom	8'11" x 8'9"
Sep. WC	

GIA Approx. 780 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years (less 3 days) from 21st January 1936 (thus having approx. 11¾ years unexpired – see Note 1) at a fixed ground rent of £18.90 p.a.

TENANCY

The property is let on an Assured Shorthold Tenancy to an **Individual (with personal Guarantor)** for a term of 1 year from 1st December 2022 at a current rent of **£16,800 per annum (£1,400 pcm)** exclusive.

Mutual Break at any time subject to 2 months prior notice from the Landlord and one months notice from the tenant.

There is a £1,585 Rent Deposit held.

Note 1: At the request of the Purchaser and prior to completion, the Vendor will serve a Section 42 Notice to extend the lease and assign this benefit to the Purchaser. This would be for an additional 90 year lease and extinguishment of the ground rent.

Note 2: Flat 1 (2 beds) sold in March 2018 for £365,000 (Source: Zoopla.co.uk).

Note 3: There is a 6 week completion.

Note 4: Refer to Auctioneers for the video tour of the flat.

£16,800 p.a.

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

Vendor's Solicitors

Solomon Taylor & Shaw LLP
Tel: 020 7431 1912 Ref: Ari Bloom
Email: ari@solts.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'**