

Lot 23

7 Courtleigh, Bridge Lane,
Temple Fortune, London NW11 0EB

***Guide: £400,000+**

Vacant 2 Bed Flat
6 week completion



SITUATION

Located close to the junction with Finchley Road and the excellent shopping facilities of Temple Fortune, within this highly sought after residential area, less than 1 mile from Golders Green Underground Station (Northern Line) and Bus Station and approx. 6 miles north-west of the West End.

PROPERTY

A ground floor **Self-Contained 2 Bed Flat** which includes gas central heating and an entryphone.

In addition, there is a residents communal car park at the front of the block which is used on a 'first come first serve' basis.

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom 1	10'10" x 15'2"
Bedroom 2	10'11" x 14'0"
Living Room	14'4" x 11'10"
Kitchen	10'9" x 6'10"
Bathroom/WC	10'9" x 5'6"

GIA Approx. 688 sq ft

Refer to the Auctioneers for the video tour of the property.

VAT is NOT applicable to this Lot



TENURE

Leasehold for a term of 999 years from 2nd September 2005 at a fixed ground rent of £1 p.a. **PLUS SHARE OF FREEHOLD.**

Offered with Vacant Possession

Note: A 2 bed flat at 15 Courtleigh sold for £500,000 in April 2023 (source: Zoopla.co.uk).

Vacant 2 Bed Flat

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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