



SITUATION

Located close to the junction with Stonegrove in this popular residential area being within easy walking distance of the multiple shopping facilities of **The Broadwalk Shopping Centre** and Edgware Underground Station (Northern Line) and Bus Station. Edgware is a sought after area approximately 9½ miles north-west of central London and benefitting from good links via the A41 and the M1 (Junction 4).

PROPERTY

A semi-detached building comprising **3 Self-Contained Flats** on ground, first and second floor levels each with gas central heating and uPVC double glazing.

In addition, the property includes a Rear Garden.

Note: Refer to the Auctioneers for the floor plans and video tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD



£56,100 per annum

The Surveyors dealing with this property are
Steven Grossman and Rocco Kay

Vendor's Solicitors

AST Law
Tel: 020 8954 3045 Ref: Alan Tibber
Email: alan@astlaw.co.uk

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'**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	Refurbished in 2023: 2 Bedrooms (one with en-suite Bathroom/WC and one with ensuite Shower Room/WC), Living Room/Kitchen, Separate WC GIA Approx. 750 sq ft	2 Individuals	1 year from 30th November 2024	£22,500	AST. £2,105 Rent Deposit held.
Flat 2 (First Floor)	2 Bedrooms (1 with en-suite Bathroom/WC), Living Room, Kitchen, Bathroom/WC GIA Approx. 634 sq ft	Individual	1 year from 9th June 2023	£19,800	AST. Holding over.
Flat 3 (Second Floor)	1 Bedroom, Kitchen/Living Room (with Juliette Balcony), Bathroom/WC GIA Approx. 416 sq ft	Individual	1 year from 13th June 2023	£13,800	AST. Holding over.
Total GIA Approx. 1,800 sq ft				Total: £56,100	