



SITUATION

Located close to the junction with Beechwood Avenue in this sought-after and affluent residential area ideally situated between Finchley Central and Temple Fortune, approximately 6 miles north of Central London.

PROPERTY

Forming part of this modern detached building comprising a **Self-Contained 2 Bed Penthouse Flat** on the third floor with direct passenger lift access into the flat.

The property benefits from:

- Fully Fitted Hacker Kitchen, Siemens appliances and quartz work tops
- Underfloor heating with heat pump & independent room thermostats
- Engineered wood floors
- Porcelain flooring
- Sharps fitted furniture
- Bathroom with Grohe & Duravit Fittings
- Video Entryphone
- Jacuzzi bath
- Terrace
- 1 Allocated Parking Space
- Communal Gardens

ACCOMMODATION (measurements to maximum points)

Third Floor Penthouse Flat

Bedroom 1 18'6" x 11'11" plus en-suite Bathroom/WC
Bedroom 2 11'3" x 10'1" plus en-suite Shower Room/WC
Open Plan
Living Room/Kitchen 22'9" x 17'4"

GIA (incl. limited use areas) Approx. 824 sq ft Plus Terrace

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 30th April 2025 at a peppercorn ground rent.

Offered with Vacant Possession

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

Vacant 2 Bed Penthouse Flat

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

Vendor's Solicitors

Bracher Rawlins LLP

Tel: 020 7400 1558 Ref: Alex Fenegan

Email: alex.fenegan@bracherrawlins.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'**



Plan not to scale and for identification purposes only

