



## SITUATION

Located close to the junction with Morris Way within this established local parade nearby a **Tesco Express** and **Ladbrokes** as well as a host of independent retailers. In addition, the **Colney Fields Shopping Park**, which includes **Sainsbury's**, **Marks & Spencer**, **Next**, **Boots** and **Pure Gym**, is approx. 1 mile distant.

London Colney lies approx. 15 miles north of central London enjoying easy access to the M25 (Junction 22), the M1 (Junction 6) and the A1M (Junction 1).

## PROPERTY

Comprising a **2 Bed Self-Contained Duplex Flat** on first and second floors accessed from a rear communal staircase and balcony.

The flat benefits from uPVC double glazing.

## ACCOMMODATION (measurements to maximum points)

### First Floor

Living Room 16'0" x 11'11"  
Kitchen 9'9" x 8'8"

### Second Floor

Bedroom 1 10'7" x 9'11"  
Bedroom 2 9'10" x 6'11"  
Bathroom/WC 10'1" x 5'8"

**GIA Approx. 677 sq ft**

**VAT is NOT applicable to this Lot**

## TENURE

**Leasehold for a term of 77½ years from 25th March 1988 (thus having approx. 40¼ years unexpired) at a current ground rent of £200 p.a. rising to £300 p.a. in 2028.**

**Offered with Vacant Possession**

**Note 1: No. 196a High Street (2 bed flat in the same block with an extended lease) sold for £245,000 in November 2022 (source: [zoopla.co.uk](https://www.zoopla.co.uk)).**

**Note 2: Refer to the Auctioneers for the video tour of the property.**

# Vacant 2 Bed Flat

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

## Joint Auctioneers

Ian Gibbs  
Tel: 020 8370 4820 Ref: Chris Sanderson  
Email: [c.sanderson@iangibbs.com](mailto:c.sanderson@iangibbs.com)

## Vendor's Solicitors

Singletons Austin Ryder  
Tel: 020 8363 0101 Ref: Robert Selwyn  
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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'**



