



SITUATION

Located close to the Junction with Marsh Lane, The Broadway and Dennis Lane in this affluent and sought after residential area. There are shopping facilities in The Broadway including **Lidl** and **Sainsbury's/Argos**. In addition, the property is only ¼ mile from Stanmore Underground Station (Jubilee Line).

Stanmore is a prosperous suburb of north London, located between Edgware and Hatch End, approx. 10 miles north-west of central London with easy access to the nearby A41 and the M1 (Junction 4).

PROPERTY

Forming part of a purpose-built block comprising a **Self-Contained 1 Bed Flat** on the first floor.

The property benefits from:

- Gas central heating
- Double glazing
- Entry phone
- 8 Person Passenger lift
- 1 parking space
- Communal garden

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom	13'1" x 8'8"
Reception Room	16'11" x 12'10"
Kitchen	9'7" x 8'2"
Shower Room/WC	7'3" x 5'6"

GIA Approx. 468 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 24th June 1994 (thus having approx. 94 years unexpired) at a current ground rent of £754 p.a. with 10 yearly reviews to the Index of House Prices published by the Nationwide Building Society.

Offered with Vacant Possession

Note 1: In March 2025, the freeholder voluntarily made a 'subject to contract' offer to the leaseholder of the flat to extend the lease to a 125 year unexpired term at a peppercorn ground rent for a premium of £18,000 plus costs. Refer to the 'Lease Extension Correspondance' in the legal pack.

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

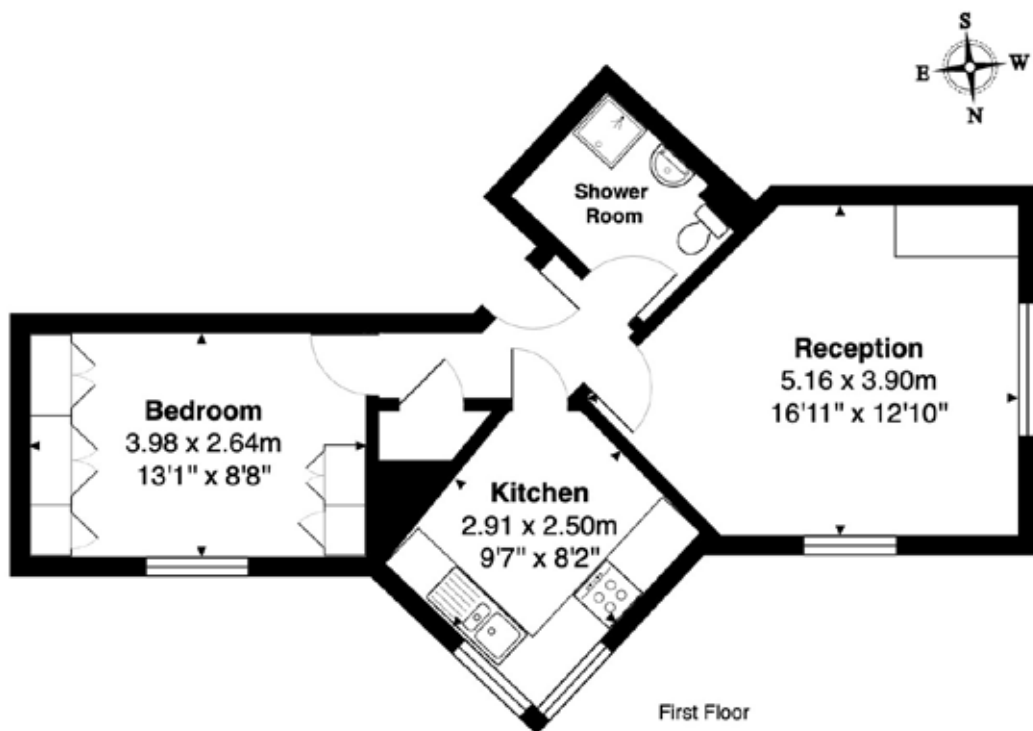
Vacant 1 Bed Flat

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

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

William Sturges
Tel: 020 7873 1000 Ref: Marc Dewing
Email: marc.dewing@williamsturges.co.uk



Total Area: 43.5 m² ... 468 ft²
All measurements are approximate and for display purposes only.