



SITUATION

Located in this quiet cul-de-sac accessed via Wellgarth Road, in this highly sought after residential area, approximately ½ mile from Golders Green Station (Northern Line).

Hampstead Heath Extension, Golders Hill Park and the historic Old Bull & Bush Public House are all within close walking distance on North End Road.

Golders Green is a popular and affluent suburb approximately 5 miles north-west of central London.

PROPERTY

A split level **2 Bed Self-Contained Flat** occupying the second and third floor of this purpose built development situated in attractive well-maintained grounds.

In addition, the flat includes an allocated **Underground Parking Space**.

ACCOMMODATION (measurements to maximum points)

Second Floor

Open Plan Living Room/Kitchen 19'7" × 18'4"
Sep. WC

Third Floor

Bedroom 1 11'10" × 11'4"
with Ensuite Shower/WC 6'9" × 5'3"
Bedroom 2 12'2" × 9'7"
Bathroom/WC 8'1" × 5'11"

GIA Approx. 830 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term from 26th January 2011 to 22nd December 2181 (thus having approx. 156 years unexpired) at a current ground rent of £140.40 p.a. rising - refer to lease in the legal pack.

Offered with Vacant Possession

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

Vacant 2 Bed Flat

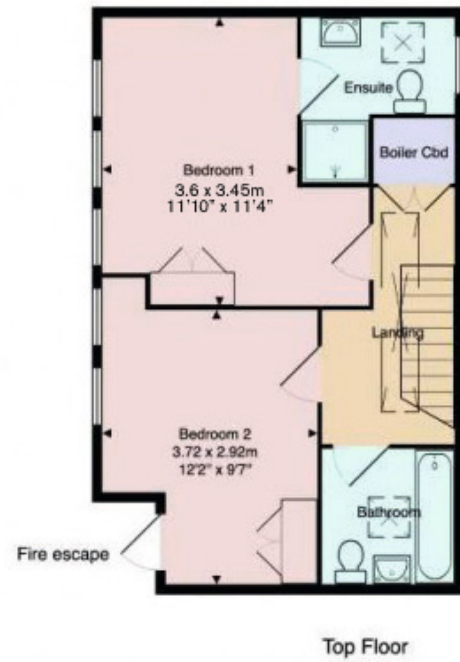
The Surveyors dealing with this property are
John Barnett and Elliott Greene

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

Seddons GSC
Tel: 07977 859 943 Ref: Martina Ward
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126 Britten Close, Chandos Way, Golders Green, London NW11 7HW



Approx. Gross Internal Area: 830 ft²

Plan not to scale and for identification purposes only.