



SITUATION

Located close to the junction with The Burroughs within this residential development, being near to Hendon Town Hall and Middlesex University and within close proximity to the A41 Watford Way.

The area is well served by good public transport being less than ½ mile from Hendon Central Underground Station (Northern Line) and there are nearby local shopping facilities on the Watford Way and Brent Street along with Brent Cross Shopping Centre being approx. 1 mile distant.

Hendon is a popular sought after suburb which lies approx. 8 miles north-west of central London.

PROPERTY

Forming part of a purpose-built block comprising a newly decorated **Self-Contained 2 Bed Flat** on the ground floor which includes:

- uPVC double glazing
- Entry phone.
- Fitted kitchen with hob, oven, washing machine and integrated fridge/freezer.

In addition, the property includes **a Garage within a gated block.**

Communal facilities include:

- Passenger lift
- Communal Grounds
- On site Residents Permit Parking on a 'first come first serve' basis.

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom 1	14'11" x 9'0"
Bedroom 2	14'10" x 8'8"
Living Room	21'1" x 10'8"
Kitchen	11'5" x 7'1"
Bathroom/WC	6'11" x 4'9"

GIA Approx. 765 sq ft

Plus Garage

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 2nd May 2014 at a peppercorn ground rent.

Offered with Vacant Possession

Note 1: No. 21 Raffles House (2 bed flat) sold for £375,000 in March 2024 (source: zoopla.co.uk).

Note 2: We understand the flat was previously let at £22,200 p.a. (£1,850 pcm).

Note 3: 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 Rocco Kay

Joint Auctioneers

Dreamview Estates

Tel: 020 8455 0055 Ref: Murray Lee

Email: murray@dreamviewestates.co.uk

Vendor's Solicitors

Ingram Winter Green LLP

Tel: 020 7845 7400 Ref: Adam Pearlman

Email: adampearlman@iwg.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'**



GROUND FLOOR GROSS INTERNAL FLOOR AREA
765 SQ FT
Plan not to scale and for identification purposes only.