



SITUATION

Located approx. 100 yards from the junction with the High Road which houses a variety of multiple retailers including **Sainsbury's, Costa, Starbucks, Boots, McDonald's** and many others.

In addition, Woodside Park Underground Station (Northern Line) is only approx. 1/3 mile distant.

North Finchley is a popular residential suburb located between Whetstone and Finchley Central approx. 9 miles north of central London.

PROPERTY

- A semi-detached building converted in 2023 comprising **3 Self-Contained Flats (1 x 4 bed with garden and 2 x 3 bed)** on the ground, first and second floors in excellent decorative condition.
- **1 Self-Contained detached single storey Studio Flat** built in 2023 and in excellent decorative condition located at the rear of the property accessed via its own private entrance walk-way from the front of the building.
- **Front parking for at least 2 cars.**

Each flat includes uPVC double glazing, underfloor heating and entryphone. In addition, all of the furniture is included in the sale.

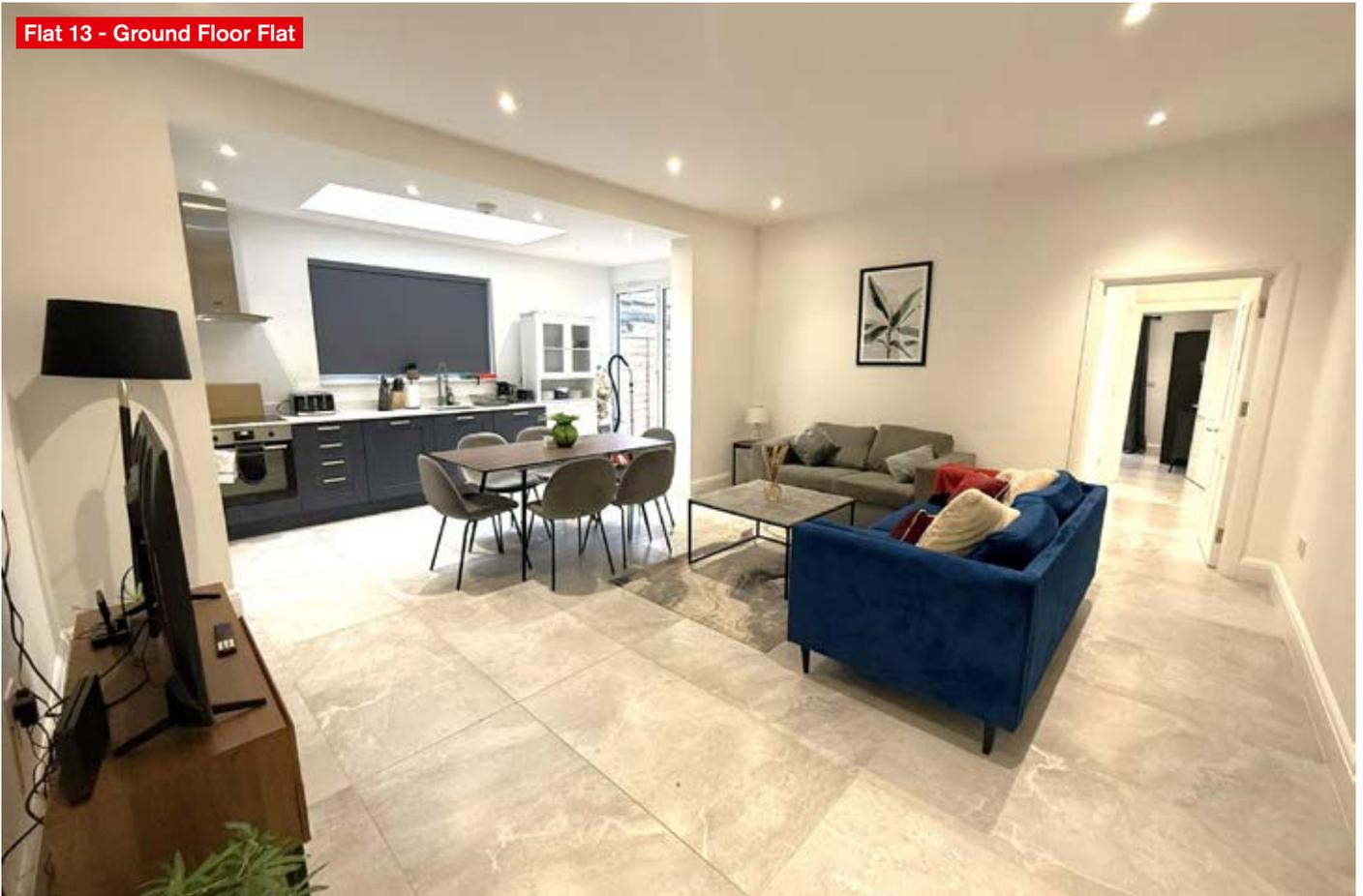
Refer to the Auctioneers for the floor plans and video tours of the flats.

VAT is NOT applicable to this Lot

FREEHOLD



Flat 13 - Ground Floor Flat



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Flat 13 (Ground Floor plus Rear Garden)	4 Bedrooms (one with ensuite shower/wc), Kitchen/Living Room, Bathroom/WC, Separate WC GIA Approx. 1,086 sq ft Plus Rear Garden		VACANT		Furniture included. Vendor's ERV £51,000 p.a. (£4,250 pcm)
Flat 13a (First Floor)	3 Bedrooms, Kitchen/Living Room, Shower Room/WC GIA Approx. 691 sq ft		VACANT		Furniture included. Vendor's ERV £33,600 p.a. (£2,800 pcm)
Flat 13b (Part First & Second Floors)	3 Bedrooms (one with ensuite shower/wc), Kitchen/Living Room, Shower Room/WC GIA Approx. 807 sq ft		VACANT		Furniture included. Vendor's ERV £33,600 p.a. (£2,800 pcm)
Detached Rear Studio Flat (Rear Ground Floor)	Studio Room incl. Kitchen, Shower Room/WC GIA Approx. 237 sq ft		VACANT		Furniture included. Vendor's ERV £16,200 p.a. (£1,350 pcm)
Total GIA Approx 2,821 sq ft					Vendor's Total ERV £134,400 p.a. (£11,200 pcm)



Flat 13 - Ground Floor Flat



Flat 13 - Ground Floor Flat



Flat 13b - Part 1st & 2nd Floor Flat



Flat 13b - Part 1st & 2nd Floor Flat

4 Vacant Flats

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Carr Richards

Tel: 01442 241 466 Ref: David Richards

Email: david@carr-richards.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'**