



SITUATION

Located at the junction with Copley Road being just a few minutes walk to Stanmore Underground Station (Jubilee Line). In addition, the shopping facilities in The Broadway, which include **Lidl** and **Sainsbury's/Argos**, are within close proximity.

Stanmore is a prosperous north London suburb, 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 2 Bed Flat** on the ground floor together with a **Garage**.

The property benefits from:

- Gas Central Heating
- Double Glazing
- Video Entry Phone
- Sliding doors leading to a private patio and communal gardens
- 4 Person Passenger lift
- Communal Parking in flat forecourt on first come first serve basis

VAT is NOT applicable to this Lot

ACCOMMODATION (measurements to maximum points)

Ground Floor Flat

Bedroom 1	15'8" x 10'4"
Bedroom 2	10'6" x 10'4"
Reception Room	15'9" x 14'1"
Kitchen	10'3" x 7'3"
Bathroom/WC	10'4" x 6'7"

GIA Approx. 784 sq ft plus Garage

TENURE

Leasehold for a term of 215 years from 24th June 1979 (thus having approx. 168¼ years unexpired) at a peppercorn ground rent.

Offered with Vacant Possession

Note 1: Flat 10 Belmont Lodge (top floor 1 Bed Flat of 567 sq ft plus roof terrace) sold for £340,000 (£600psf) in October 2025 (source: rightmove.co.uk)

Note 2: We are aware that a number of similar size flats in Stanmore are currently on the market in excess of £350,000.

Note 3: The Freeholder has served a Section 20 Notice to renew the main roof of the block at a cost of approx. £30,000 per flat – refer to the Legal Pack.

Note 4: Refer to the Auctioneers for the video tour of the property.

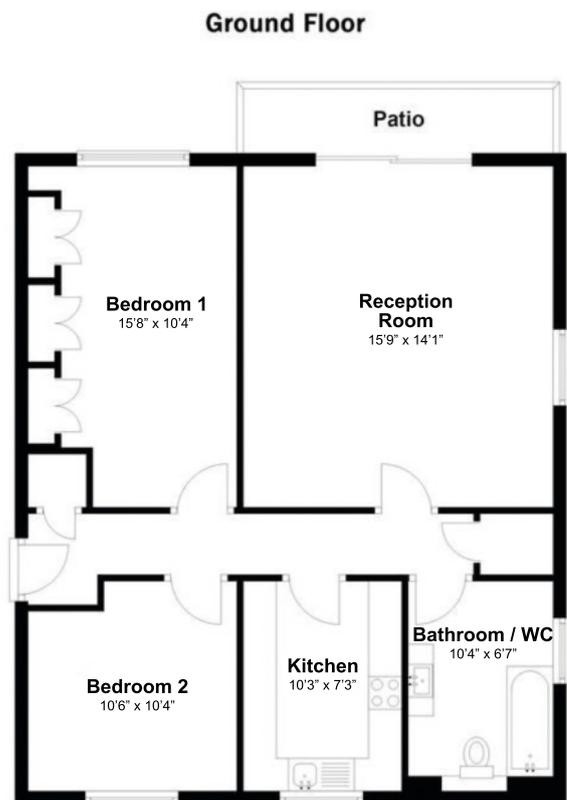
Vacant 2 Bed Flat

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

Vendor's Solicitors

Clarke Mairs
 Tel: 0191 245 4737 Ref: Stephen Donohue
 Email: sd@clarkemairs.com

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'**



GIA Approx. 784 sq ft

Plan not to scale and for identification purposes only