

# Lot 5

15 Garages & Store r/o Monarch Court,  
Lyttleton Road, Hampstead Garden Suburb,  
London N2 0RB

**\*Guide: £150,000**  
15 Vacant Garages & Store  
with Development Potential  
6 week completion



## SITUATION

Located between the junctions with Norice Lea and Kingsley Way at the rear of Monarch Court within this affluent and sought after north London suburb located approx. 1 mile from Hampstead Heath and just over ½ mile from East Finchley Underground Station (Northern Line). Hampstead Garden Suburb lies approximately 6 miles north of central London.

## PROPERTY & ACCOMMODATION

**15 Garages and a Brick Store** all in need of full refurbishment on a site of approx. 2,480 sq ft.

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term from completion and expiring on 22nd March 3961 (thus having approx. 1,935 years unexpired) at a fixed ground rent of £10 p.a.

Offered with Vacant Possession

**Note 1: There is asset management potential for refurbishment and letting.**

**Note 2: The property may benefit from redevelopment for residential or other use, subject to obtaining the necessary consents.**

**Note 3: The vendor has provided architects drawings for the development of 5 mews houses on the site, the construction of which would be subject to obtaining the necessary consents. The drawings are available from the Auctioneers.**

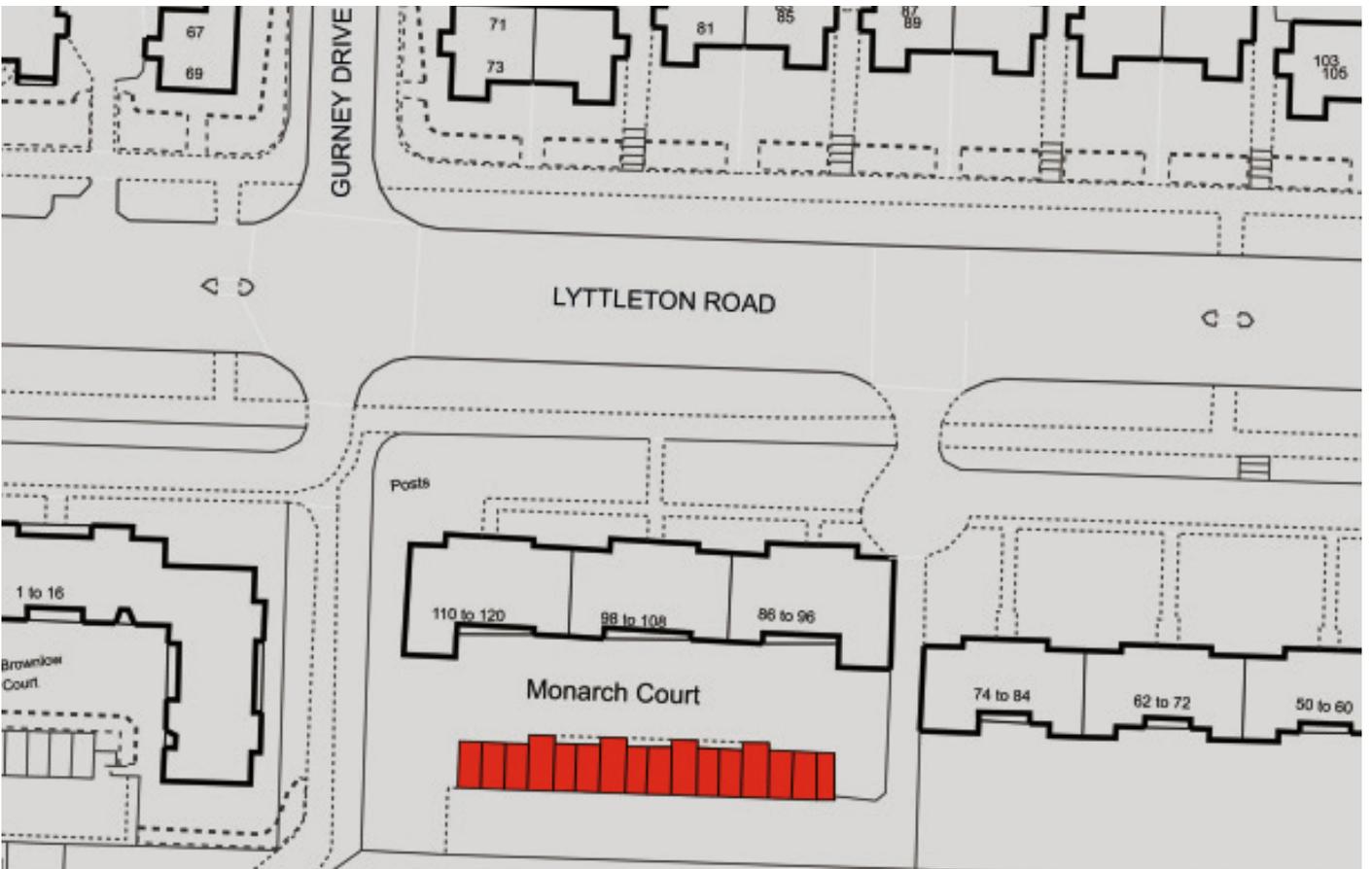
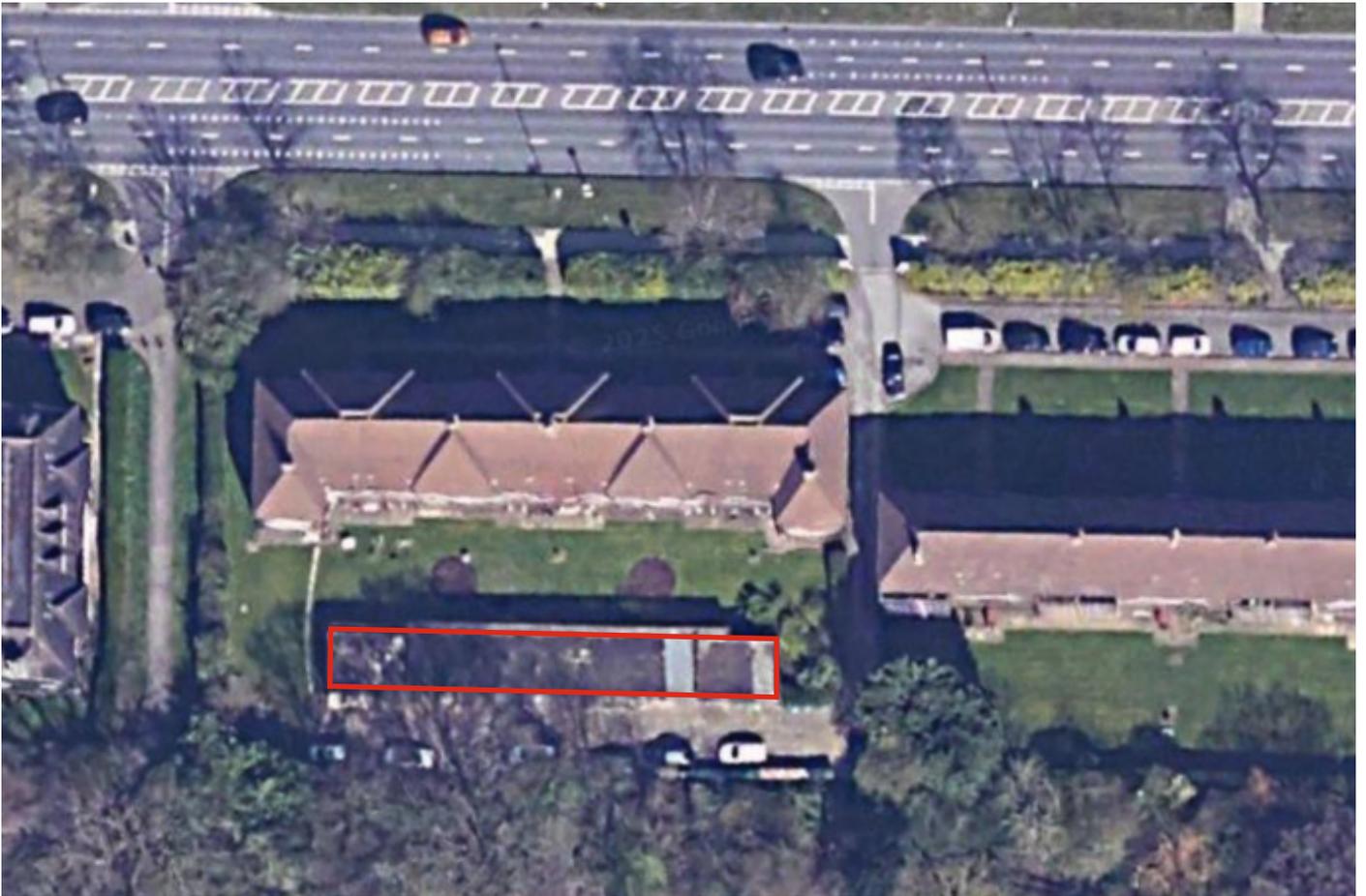
## 15 Garages & Store with Development Potential

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

### Vendor's Solicitors

Harold Benjamin  
Tel: 020 7224 0888 Ref: Barrie Jones  
Email: barrie.jones@haroldbenjamin.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'**



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