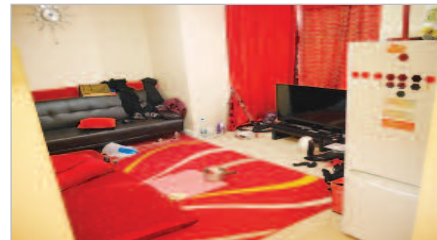


**London NW4**  
**345 Watford Way,**  
**Hendon**  
**NW4 4TE**

- **A Freehold Semi-Detached Building**
- Internally arranged to provide Six Self-Contained Flats
- Five Flats subject to Assured Shorthold Tenancies
- One Flat Vacant
- Total Current Rent Reserved **£43,860 per annum (equivalent) with vacant possession of one flat**



**To View**

The property will be open for viewing on Friday 18th and Wednesday 23rd May before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: SG).

**Seller's Solicitor**

Messrs Clark Holt Limited (Ref: KW).  
Tel: 01793 492252.  
Email: karronw@clarkholt.com

**Tenure**

Freehold.

**Location**

Watford Way (A41) is the continuation of Hendon Way which in turn runs off the North Circular Road (A406). The property itself is situated on the west side of Watford Way, to the south of its junction with Hall Lane. Local shops and amenities are available in Colindale and Hendon, with Underground services (Northern Line) running from Colindale Station.

**Description**

The property comprises a semi-detached building arranged over ground and two upper floors beneath a pitched tile roof. The building benefits from an off-street parking area to the front, a rear garden and a separate garage. Internally, the property is arranged to provide six self-contained flats.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Ground Floor Front	(Separate Entrance to Front) Reception Room, Kitchenette, Bedroom (no windows), Shower Room/WC with wash basin	Vacant	-
2	Ground Floor Rear	(Access from Rear of Property) Reception Room with Integral Kitchen, Two Bedrooms (one with no windows), Shower Room/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 13th March 2010 at a current rent of £900 p.c.m. (holding over)	£10,800 p.a.
3	First Floor Front	Reception Room with Integral Kitchen, Bedroom, Shower Room/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 6 months from 1st May 2018 at a current rent of £910 p.c.m.	£10,920 p.a.
4	First Floor Rear	Reception Room, Kitchen, Two Bedrooms (one with no windows), Shower Room/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th November 2009 at a current rent of £900 p.c.m. (holding over)	£10,800 p.a.
5	Second Floor Front	Studio Room with Integral Kitchen, Shower Room/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th April 2018 at a current rent of £455 p.c.m.	£5,460 p.a.
6	Second Floor Rear	Studio Room with Integral Kitchen, Shower Room/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 16th April 2007 at a current rent of £490 p.c.m. (holding over)	£5,880 p.a.

**INVESTMENT/PART VACANT – Freehold Building**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.