

London NW2

Flat 1A, 390 Finchley Road, Childs Hill NW2 2HR

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 1987 (thus having approximately 97 years unexpired) at a current ground rent of £100 per annum.

Location

The property is located on the east side of Finchley Road, opposite its junction with Prospect Road. A range of local shops and facilities is available within walking distance on Finchley Road. The A41 is located to the south and provides access both to Central London and the M1 Motorway to the north. Golders Green Underground Station (Northern Line) is located 1km to the north and Cricklewood Rail Station is 0.8km to the west. The open spaces of Golders Hill Park are within walking distance.

Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and three upper floors.

A Leasehold Self-Contained First Floor Flat

Accommodation

Studio Room, Kitchen, Bathroom with WC and wash basin

To View

The property will be open for viewing every Tuesday between 11.15 – 11.45 a.m. and Thursday between 4.15 – 4.45 p.m. before the Auction. These are open viewing times with no need to register. (Ref: UD).

Joint Auctioneer

Messrs Cedar Estates (Ref: DY).
Tel: 0207 431 1100.
Email: darren@cedarestates.com

Seller's Solicitor

Collins Benson Goldhill LLP (Ref: S Hsu).
Tel: 0207 436 5151.
Email: sh@cbglaw.co.uk

Vacant Possession upon Completion

**VACANT –
Leasehold Flat**



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LOT

Surbiton

Flat B, 9 Victoria Road, Surrey KT6 4JU

Tenure

Leasehold. The property is held on a lease for a term of 125 years from 1st January 2015 at a current ground rent of £250 per annum.

Location

Surbiton is a prosperous commuter town, lying approximately 2 miles south-west of Kingston-upon-Thames and 8 miles south-west of Central London. The town is within the Royal Borough of Kingston-upon-Thames and has a resident population of 147,000. Road communications are afforded by the A3 dual carriageway, which provides access to Wandsworth and London to the north and Guildford to the south. Surbiton Rail Station provides a direct service to London Waterloo, with an average journey time of approximately 17 minutes. The property is situated on Victoria Road in the principal shopping area for the town, opposite Marks & Spencer and the Rail Station.

A Leasehold Self-Contained First Floor Flat

Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over commercial ground and two upper floors. There is a telephone entry system (not tested).

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC

To View

Please contact the Joint Auctioneer.

Joint Auctioneer

Hawes & Co
Tel: 0208 390 6565.
Email: surbiton@hawesandco.co.uk

Seller's Solicitor

Messrs Axiom Stone (Ref: Me J Ghelani).
Tel: 0208 951 0999.
Email: jg@axiomstone.co.uk

Vacant Possession

VACANT – Leasehold Flat



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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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.