

## London N10

### 35 Kings Avenue, Muswell Hill N10 1PA

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 1984 (thus having approximately 68 years unexpired) at a current ground rent of £100 per annum.

#### Location

The property is situated on the east side of Kings Avenue to the north of its junction with Queens Avenue. The extensive shopping and other amenities of Muswell Hill Broadway are approximately 0.4 miles to the south-east and the area is well served by local bus routes, East Finchley and Highgate Underground Stations (Northern Line) are approximately 1 mile to the west and south-west respectively. The open spaces of Alexandra Park are within easy reach.

#### Description

The property comprises a self-contained ground floor flat situated within a building arranged over ground, first and second floors beneath a pitched roof. The flat benefits from a share of the rear garden.

### A Leasehold Self-Contained Ground Floor Flat. Share of Rear Garden

#### Accommodation

Reception Room/Kitchen, Bedroom, Bathroom, Cellar

#### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Hibberts LLP (Ref: JR).  
Tel: 01270 500494.  
Email: joanne.roberts@hibberts.com

### Vacant Possession on Completion

**VACANT – Leasehold Flat**



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LOT

## Harrow Weald

### Flat C, 31 College Road, Middlesex HA3 6EF

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 17th July 1989 (thus having approximately 73 years unexpired) at a current ground rent of £100 per annum.

#### Location

The property is located on the north side of College Road. A range of local shops and amenities is available along High Road to the east, with the more extensive facilities of Harrow and Wembley being accessible to the south. Headstone Lane Overground Station is available to the west, providing regular access to Central London. The A409 is also accessible to the west.

#### Description

The property comprises a self-contained first floor flat situated within a semi-detached building arranged over ground and first floors beneath a pitched roof.

### A Leasehold Self-Contained First Floor Flat

#### Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom

#### To View

The property will be open for viewing every Thursday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Edward Marshall Solicitors (Ref: DA).  
Tel: 01245 216050.  
Email: deana@edwardmarshall.org.uk

### Vacant Possession

**VACANT –  
Leasehold Flat**



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LOT

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 £750 (including VAT) upon exchange of sale memoranda.