

London NW5

296 Kentish Town Road

Kentish Town

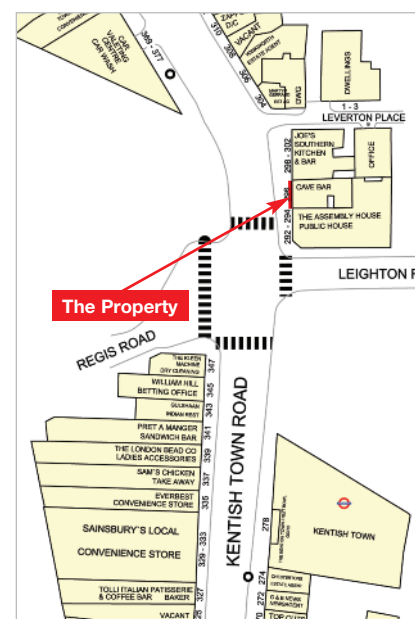
NW5 2TG

- Well Located Freehold Leisure and Residential Investment
- Adjacent to Kentish Town Underground Station (Northern Line) (Zone 2)
- Asset management opportunity
- No VAT applicable

On the Instructions of P Loveday
of Lambert Smith Hampton Ltd
acting as LPA Receiver



**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Kentish Town is a popular inner city suburb, located between Highgate and Camden approximately 3.5 miles north of Central London. The open spaces of Regent's Park and Hampstead Heath are both close by. The property is situated on Kentish Town Road, close to its junction with Leighton Road. The property is well served by public transport, with Kentish Town Underground Station located within 100m. Tufnell Park and Gospel Oak Stations are also close by. Occupiers close by include Winkworths, Chestertons, William Hill, Pret a Manger and Sainsbury's Local, amongst a variety of restaurants and retailers.

Description

The property is arranged on basement, ground and two upper floors to provide an attractive building with bar on the basement and ground floor café. The basement is self-contained and accessed off Kentish Town Road. Three self-contained flats are located on the first and second floors and accessed from the front of the property.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
296 (Ground Floor and Basement)	Individual	Gross Frontage 7.00 m (22' 11") Net Frontage 5.31 m (17' 5") Shop & Built Depth 14.50 m (47' 7") Basement 50.2 sq m (540 sq ft) Ground Floor 83.7 sq m (907 sq ft)	Occupied on Terms Unknown	—	—
296A	Individual	Second Floor Flat	99 years from 24th June 1986 (70 years remaining approx)	—	Reversion 2085
296B	Individual	Second Floor Flat	189 years from 24th June 1982	Peppercorn	Reversion 2171
296C	Individual	First Floor Flat – 3 Rooms and Bathroom	Occupied on Terms Unknown	—	—

(1) Two flats sold on long leasehold interests.

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

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