

London NW7 Flats 5 (Lot 210), 8 (Lot 211) and 9 (Lot 212) Courtyard House The Ridgeway, Mill Hill NW7 4BF

- **Three Leasehold Self-Contained Purpose Built Apartments**
- Comprising 1 x Three Bedroom Flat and 2 x Two Bedroom Apartments
- Flat 5 (Lot 210) GIA Approximately 104.2 sq m (1,122 sq ft)
- Flat 8 (Lot 211) GIA Approximately 172 sq m (1,851 sq ft)
- Flat 9 (Lot 212) GIA Approximately 157.4 sq m (1,694 sq ft)
- Each Flat benefits from an Allocated Car Parking Space
- Private Gated Development with Landscaped Communal Gardens
- To be offered either Individually or Collectively

Vacant Possession



Lot 212

To View

The property will be open for viewing every Thursday and Saturday before the Auction between 12.45 – 1.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Cavendish Legal Law (Ref: RP).
Tel: 0208 340 0091.
Email: r.paun@cglaw.co.uk

VACANT – Three Leasehold Apartments



Lot 210

Tenure

Leasehold. Each apartment is held on a lease for a term of 250 years from 24th June 2017 (thus having approximately 249 years unexpired) at a current ground rent of £125 per annum.

Location

The properties are located on the south side of The Ridgeway (B552) to the north of its junction with Hammers Lane. An extensive range of shops and amenities is available within Mill Hill to the south-east. Rail services run from Mill Hill Broadway Station approximately 1.3 miles to the south-west, whilst Underground services (Northern Line) run from Mill Hill East Station approximately 1.8 miles to the south-east. The M1 Motorway and A1 are to the east. The block overlooks the open spaces of Abbey Ground to the south.



Lot 211

Description

The property comprises three self-contained apartments each situated within a converted building arranged over ground and three upper floors beneath a pitched roof. Each apartment benefits from an allocated car parking space and communal gardens. The apartments will be offered either individually or collectively.

Accommodation

A schedule of Accommodation is set out below.

Lot	Apartment	Floor	Accommodation	Area sq m	Area sq ft
210	5	Ground	Reception Room, Two Bedrooms (one En-Suite), Kitchen, Shower Room	104.2 sq m	1,122 sq ft
211	8	Second/Third	Reception Room with Kitchen, Three Bedrooms (all En-Suite), Room	172.0 sq m	1,851 sq ft
212	9	Second/Third	Two Reception Rooms, Two Bedrooms (one En-Suite), Kitchen, Shower Room	157.4 sq m	1,694 sq ft

NB. Measurements supplied by the Vendor.

Floor plans for each apartment are available on our website.

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 £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.