

**London N2**  
**Flat 10,**  
**Unwin Court,**  
**1 Beaumont Close,**  
**East Finchley**  
**N2 0GA**

- **A Well Located Long Leasehold Self-Contained Purpose Built Ground Floor Apartment**
- GIA extending to Approximately 133.8 sq m (1,440 sq ft)
- Access to Patio and Communal Gardens
- Private Gated Development located off The Bishops Avenue
- 24 Hour Porter/Concierge and Private Parking

## Vacant Possession

**BY ORDER OF THE COURT**



## To View

The property will be open for viewing every Monday and Saturday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register.  
(Ref: UD).

**Seller's Solicitor**

Messrs Hogan Lovells International LLP  
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Email: [anita.zacharias@hoganlovells.com](mailto:anita.zacharias@hoganlovells.com)

## VACANT – Long Leasehold Apartment



## Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2007 at a peppercorn ground rent.

## Location

Unwin Court is a private gated development which was completed in 2009. The property is conveniently located on Beaumont Close, which runs to the north of The Bishops Avenue, which connects the north side of Hampstead Heath to East Finchley. A good selection of shops, cafés and eateries is available along High Road, where East Finchley London Underground Station (Northern Line) can also be found. Hampstead Heath is approximately 1 mile to the south, affording extensive sports and recreational facilities, including an athletics track, three swimming ponds and a lido. Kenwood House, a former stately home, is on the northern boundary of the Heath.

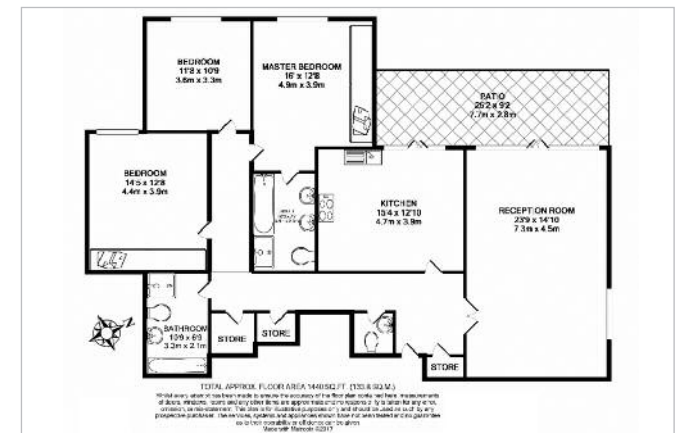
### Description

The property comprises a self-contained ground floor apartment situated within a detached purpose built building arranged over ground and three upper floors. The property benefits from a patio area, landscaped communal gardens, private parking and 24-hour porterage.

## Accommodation

Reception Room (doors to Patio), Master Bedroom with En-Suite (with Separate Shower Cubicle), Two Further Bedrooms, Kitchen (doors to Patio), Bathroom with Shower Cubicle, Separate WC

GIA Approximately 133.8 sq m (1,440 sq ft)



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.allison.co.uk](http://www.allison.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