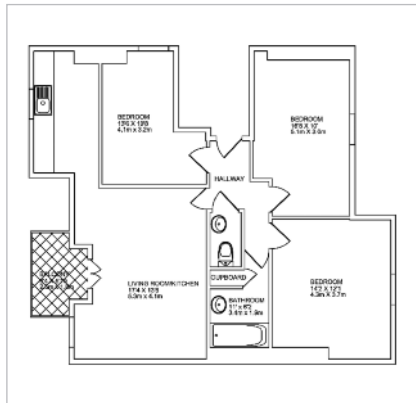


## London NW6

### Flat 5, 249 Goldhurst Terrace, Hampstead NW6 3EP

- A Long Leasehold/Share of Freehold Self-Contained Second Floor Flat
- Potential for Internal Reconfiguration, subject to obtaining all necessary consents
- Extending to approximately 82.49 sq m (888 sq ft)

### Vacant Possession



#### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 12.30 – 1.00 p.m. (Ref: UD).

#### Seller's Solicitor

Messrs Excel Law (Ref: Mr Harry Athwal)  
Tel: 0208 500 6476.  
Email: ha@excellaw.com

**VACANT –  
Share of Freehold/Long Leasehold Flat**



#### Tenure

Long Leasehold/Share of Freehold. The property is held on a lease for a term of 999 years from 24th June 2004 (thus having approximately 989 years unexpired) at a current ground rent of a peppercorn.

#### Location

The property is located on the south side of Goldhurst Terrace. Local shops and amenities are available along Belsize Road, to the south of the property. West Hampstead Underground Station (Jubilee Line) is within walking distance to the north as well as East Hampstead Overground Station to the east. The A40 is easily accessible to the south and local bus routes run along Finchley Road. The open spaces of Kilburn Grange Park are located to the north-west of the property.

#### Description

The property comprises a self-contained flat situated on the second floor of a mansion block. The property benefits from a balcony.

#### Accommodation

Reception Room with Balcony, Three Bedrooms, Kitchen, Bathroom with Separate WC

The property was not internally measured by Allsop. We understand that the total floor area extends to approximately 82.49 sq m (888 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.allsop.co.uk](http://www.allsop.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.