

London N12

Flat 1 Albany Court, Alexandra Grove, North Finchley N12 8NN

Tenure

Long Leasehold. The property is held on a long lease for a term of 999 years from 1st January 2004 (thus having approximately 986 years unexpired) at a peppercorn ground rent.

Location

The property is located on the north side of Alexandra Grove, to the east of its junction with Nether Street. Shops and amenities are available in Finchley to the south. West Finchley Underground Station (Northern Line) is easily accessible and provides access to central London. The North Circular Road (A405), M1, M25 and A1(M) are all accessible. The open spaces of Victoria Park are to the south.

Description

The property comprises a self-contained ground floor flat situated within a purpose built building arranged over ground and two upper floors. The property benefits from access to the rear garden.

A Long Leasehold Self-Contained Purpose Built Ground Floor Flat

SIX WEEK COMPLETION AVAILABLE

Accommodation

Reception Room/Kitchen, Bedroom, Bathroom with WC and wash basin

To View

The property will be open for viewing every Tuesday and Saturday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Hamilton Downing Quinn LLP Solicitors
(Ref: Nili Newman).
Tel: 0207 831 8939.
Email: nilin@hamd.co.uk

**Vacant
Possession
upon
Completion**



**VACANT –
Leasehold Flat**

London SE5

154B Elmington Road, Camberwell SE5 7RA

Tenure

Leasehold. The property is to be held on a new lease for a term of 99 years from 1st February 2016 (thus having approximately 98 years unexpired) at a ground rent of £350 per annum.

Location

The property is situated on the south side of Elmington Road, to the east of its junction with Benhill Road. Local shops and amenities are available in nearby Camberwell to the south. Denmark Hill Rail and Overground Station is to the south and provides regular and direct services into Central London. The open spaces of Brunswick Park are close by and local bus routes run along Southampton Way.

Description

The property comprises a self-contained flat situated on the raised ground floor of a mid terrace building arranged over lower ground and two upper floors.

A Leasehold Self-Contained Raised Ground Floor Flat

Accommodation

Reception Room, Bedroom, Kitchen, Shower Room, Separate WC

To View

The property will be open for viewing every Wednesday before the Auction between 2.30 – 3.00 p.m. and Saturday before the Auction between 3.15 – 3.45 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs ABGM (Ref: Sean McCarthy).
Tel: 0208 202 5060.
Email: sean.mccarthy@abgmlaw.com

**Vacant
Possession**



**VACANT –
Leasehold Flat**

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.