

London NW6 **123 Goldhurst Terrace,** **Swiss Cottage** **NW6 3HA**

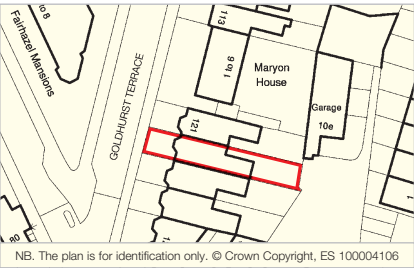
- **A Freehold Mid Terrace Building**
Internally arranged to provide **One Self-Contained Ground Floor Flat, One Non Self-Contained First Floor Flat and a Self-Contained Second and Third Floor Maisonette**
- One Flat and Maisonette subject to an Assured Shorthold Tenancy, Non Self-Contained Flat subject to a Regulated Tenancy
- Total Current Rent Reserved
£36,480 per annum (equivalent)

BY ORDER OF JON GERSHINSON AND LOUISA BROOKS ACTING AS COURT APPOINTED MANAGERS



To View
The property will be open for viewing every Monday and Friday before the Auction between 2.30 – 3.00 p.m. (Ref: UD).

Seller's Solicitor
Messrs Foot Anstey Solicitors
(Ref: Sarah Harding). Tel: (01752) 675000.
Email: sarah.harding@footanstey.com



INVESTMENT – Freehold Building



Tenure
Freehold.

Location
The property is situated on Goldhurst Terrace to the west of its junction with Finchley Road (A41). Local shops and amenities are available along Finchley Road. The more extensive shopping facilities, restaurants and theatres of London's West End are located approximately 2 miles to the south. Swiss Cottage Underground Station (Jubilee Line) and South Hampstead Overground Station are located approximately 0.3 miles to the east and 0.1 miles to the south-east respectively. Finchley Road (A41) provides access to the North Circular Road (A406) and in turn the M1 Motorway to the north and the A5 to the south.

Broadhurst School is located close by along with the open spaces of Primrose Hill and Regents Park to the south-east.

Description
The property comprises a mid terrace building arranged over ground and three upper floors beneath a pitched roof. Internally, the building is arranged to provide a self-contained ground floor flat, a non self-contained first floor flat and a self-contained second and third floor maisonette. The property benefits from a rear garden.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Ground Floor	Three Rooms (not inspected), Kitchen/Breakfast Room with Patio Door, Bathroom/WC with wash basin	Subject to an Assured Shorthold Tenancy for a term of 12 months from 20th August 2010 (Holding over)	£16,380
First Floor *	First Floor – Reception Room, Kitchen/Breakfast Room First Floor Rear Half Landing – Room through to Wet Room, Separate WC	Subject to an Unregistered Regulated Tenancy	£1,800
Second/Third Floor	Entrance at First Floor Level Second Floor – Reception Room, Bedroom, Kitchen, Shower Room with WC and wash basin Third Floor – Two Rooms (Front Room Eaves affected), Bathroom with WC and wash basin (Eaves affected)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 20th June 2011 (Holding over)	£18,300

* Non self-contained flat.
NB. The first floor flat was not internally inspected by Allsop. The information was provided by the Vendor. Allsop have not had sight of the Tenancy Agreement for this flat. Prospective Purchasers are deemed to make their own enquiries. The information was provided by the Vendor.

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.
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.