

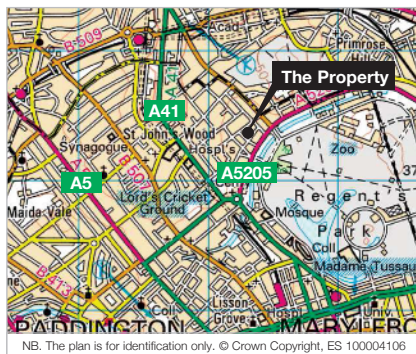
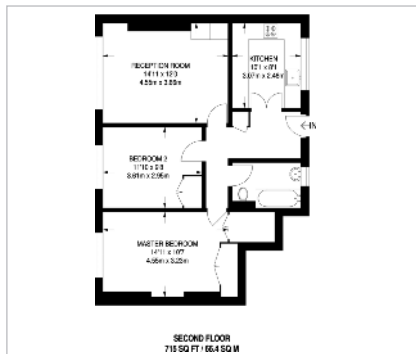
London NW8

**Flat 62,
Eamont Court,
Shannon Place,
St John's Wood
NW8 7DN**

- **A Leasehold Self-Contained Purpose Built Second Floor Flat**
- Providing Two Bedroom Accommodation
- GIA Approximately 66.4 sq m (715 sq ft)
- Close to Regents Park

Vacant Possession

BY ORDER OF MORTGAGEES



Seller's Solicitor

Messrs Valens Solicitors (Ref: KK).
Tel: 0203 368 3970.
Email: contact@valenssolicitors.co.uk

VACANT – Leasehold Flat



Tenure

Leasehold. The property is held on a lease for a term of 125 years from 24th June 1981 (thus having approximately 89 years unexpired) at a current ground rent of £75 per annum.

Location

The property is situated on the south side of Shannon Place, between Allitsen Road and Mackennal Street. The local extensive amenities of St John's Wood High Street are within walking distance to the west. The further extensive shopping facilities of Marylebone and Oxford Street are readily accessible to the south and include Selfridges. The open spaces of Regent's Park are within walking distance to the south. St John's Wood Underground Station (Jubilee Line) is within close proximity to the north-west.

Description

The property comprises a self-contained second floor flat situated within a purpose built block.

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom with WC and wash basin

GIA Approximately 66.4 sq m (715 sq ft)

To View

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



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.