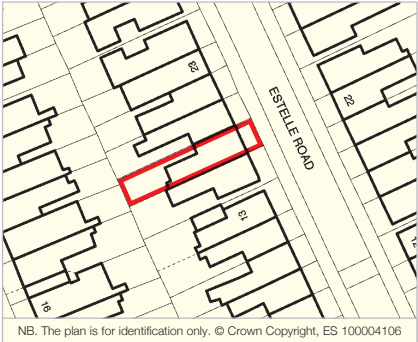


# **London NW3** **17 Estelle Road,** **Hampstead** **NW3 2JX**

- **A Freehold Mid Terrace Building**
- Arranged to provide Two Self-Contained Flats, Five Letting Rooms and Shared Facilities
- One Flat and Two Rooms subject to Assured Shorthold Tenancies, Two Rooms subject to Protected Tenancies and One Flat Vacant
- Total GIA Approximately 220.5 sq m (2,374 sq ft)
- Total Current Rent Reserved **£38,799.96 per annum (equivalent) with One Flat Vacant**

**BY ORDER OF TRUSTEES**

**IN THE SAME FAMILY OWNERSHIP  
FOR APPROXIMATELY 44 YEARS**



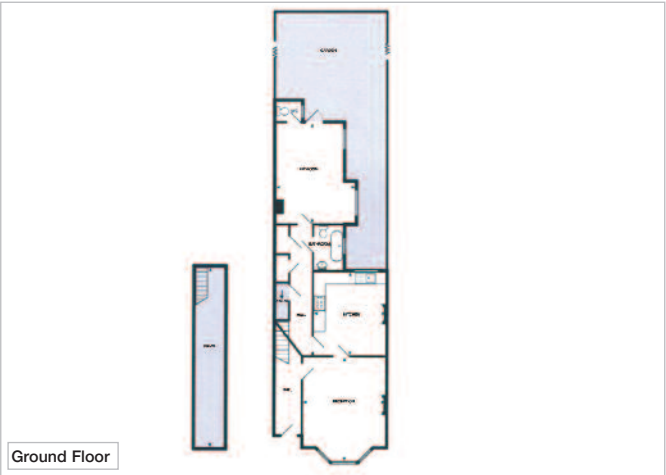
## **To View**

The property will be open for viewing every Saturday before the Auction between 10.00 – 11.00 a.m. These are open viewing times with no need to register. (Ref: UD).

## **Seller's Solicitor**

Harold Benjamin Solicitors (Ref: VS).  
Tel: 0208 872 3028.  
Email: varsha.sood@haroldbenjamin.com

**PART VACANT/PART INVESTMENT –  
Freehold Building**



## **Tenure**

Freehold.

## **Location**

The property is situated midway along Estelle Road on its west side. Estelle Road is located off Mansfield Road, which in turn runs into Fleet Road. Extensive shops and amenities are available in Hampstead, Belsize Park and nearby Kentish Town. London Overground services run from Gospel Oak Station and both Rail and Underground services (Northern Line) run from Kentish Town Station. The open spaces of Parliament Hill, Hampstead Hill and Hampstead Heath are within reach.



## **Description**

The property comprises a mid terrace house arranged over ground and two upper floors beneath a pitched roof. Internally, the building is arranged to provide two self-contained flats and five letting rooms with shared facilities. There is a flat roof area to the second floor. In addition there is a cellar.

## **Accommodation and Tenancies**

The property was only partially internally inspected by Allsop. A schedule of Accommodation and Tenancies is set out below.

**Total Gross Internal Area Approximately 220.5 sq m (2,374 sq ft)**

Unit/Floor	Accommodation	Terms of Tenancy	Current Rent £ p.c.m.
Ground (Self-Contained)	Reception Room, Bedroom, Kitchen, Bathroom with wash basin/WC Access to Gardens and Cellar	Vacant	
First (Studio A)	Bedsitting Room with Kitchenette (Shared use of Bathroom with wash basin/WC)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 6th February 2017	£758.33 p.c.m.
First (Studio B)	Bedsitting Room with Kitchenette (Shared use of Bathroom with wash basin/WC)	Subject to an Assured Shorthold Tenancy for a term of 12 months from 24th August 2016	£725 p.c.m.
First	Bedsitting Room (Shared use of Kitchen and Bathroom with wash basin/WC)	Subject to a Protected Tenancy	£255 p.c.m.
Second	Room with Kitchenette, Further Room (Shared Bathroom/WC)	Subject to a Protected Tenancy	£520 p.c.m.
Third (Self-Contained)	Studio, Separate Kitchen, Separate wash basin/WC with Shower Cubicle	Subject to an Assured Shorthold Tenancy for a term of 12 months from 5th April 2016	£975 p.c.m.

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 £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.

