

## London N12

### 10 Waverley Court, North Finchley N12 9TR

#### Tenure

Leasehold. The property is to be held on a new lease for a term of 99 years from completion at an initial ground rent of £100 per annum.

#### Location

The property is located on the north side of Torrington Park. An extensive range of local shops and amenities is available close by on High Road. The A406 (North Circular Road) is easily accessible and public transport facilities are provided by Woodside Park Underground Station which provides regular access into central London via the Northern Line. The open spaces of Friary Park are within walking distance.

#### Description

The property comprises a self-contained flat situated on the first floor of a building arranged over lower ground, ground and first floors.

## A Leasehold Self-Contained First Floor Flat

#### Accommodation

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

#### To View

The property will be open for viewing before the Auction every Wednesday between 1.00 p.m. – 1.45 p.m., every Friday between 10.30 a.m. – 11.15 a.m. and on Sundays by appointment (Ref: Joint Auctioneer).

#### Joint Auctioneer

Messrs The Estate Office (Ref: CA).  
Tel: 0207 266 8500.

#### Seller's Solicitor

Messrs YVA Solicitors (Ref: MV).  
Tel: 0208 445 9898.  
Email: mv@yvasolicitors.com

## Vacant Possession

**VACANT – Leasehold Flat**



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LOT

## London SW7

### Flat 1, 34 Emperor's Gate, South Kensington SW7 4JA

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th March 2009 (thus having approximately 120 years unexpired) at a peppercorn ground rent.

#### Location

The property is situated on the south-west side of Emperor's Gate, to the west of its junction with Grenville Road. The subject property is accessed from 'Osten Mews', which is to the north of McLeod's Mews. The local amenities of South Kensington and Gloucester Road, which include a broad selection of shops, restaurants and boutiques, are available. Further shopping facilities can be found along Kensington High Street to the north-east and in turn, the West End. The open spaces of Hyde Park are within close proximity to the north. Gloucester Road Underground Station (Circle and District Lines) is within easy reach and the nearby A4 provides easy access to the M25 Orbital Motorway.

## A Leasehold Well Located Self-Contained Lower Ground Floor Former Caretaker's Flat

#### Description

The property comprises a self-contained lower ground floor former caretaker's flat, which has been unoccupied since 1959 and is situated to the rear of an attractive terrace building arranged over lower ground, raised ground and four upper floors.

#### Accommodation

Room through to Room with butler sink

#### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.00 a.m. (Ref: DK).

#### Planning

Local Planning Authority:  
The Royal Borough of Kensington and Chelsea  
Tel: 0207 361 3012

#### Seller's Solicitor

Messrs Yarwood & Stubley (Ref: SG).  
Tel: (01670) 361211.  
Email: secretaries@yarwoodstubley.co.uk



**VACANT – Leasehold Flat**



NB. The property is situated to the rear of the building and is not depicted in the photograph.

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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](http://www.alltop.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.