

## London NW6

### Flat 4 (Lot 42) and Flat 7 (Lot 43), Blackburn Road, West Hampstead NW6 1RZ

- **Two Leasehold Self-Contained Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Individually as Two Separate Lots
- Total Current Gross Rent Reserved **£25,220.04 per annum (equivalent) from Lots 42 & 43**

#### To View

The property will be open for viewing every Monday before the Auction. Flat 4 will be open between 1.00 – 1.30 p.m. and Flat 7 will be open between 1.30 – 2.00 p.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Messrs Collins Benson Goldhill LLP  
(Ref: Ms S Hsu).  
Tel: 0207 436 5151.  
Email: sh@cbglaw.co.uk



#### Tenure

Leasehold. Each property is to be held on a new lease for a term of 125 years from the date of completion at an initial ground rent of £400 per annum.

#### Location

The properties are situated on the north side of Blackburn Road to the east of its junction with West End Lane (B510). Local shops and amenities are available locally along West End Lane with the further and more extensive shopping facilities of the O2 Centre, Finchley Road, Kilburn High Road and Brent Cross Shopping Centre also being within reach. London Underground (Jubilee Line), Overground and Thameslink Rail services run from the three West Hampstead stations and the nearby A41 provides access to central London to the south and both the A406 (North Circular Road) and the M1 Motorway to the north. The open spaces of Kilburn Grange Park are close at hand.

#### Description

The properties comprise two self-contained flats situated within a double fronted terrace building arranged over ground, first and second floors. Both flats benefit from an intercom system (not tested) and will be offered individually as two separate Lots.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Lot	Address	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
42	Flat 4	First	Reception Room through to Rear Terrace and down steps to Kitchen/Diner, Bedroom, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 27th September 2014	£14,300.04
43	Flat 7	Ground	Studio Room with Kitchen area, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term of 12 months from 10th August 2014	£10,920

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.

#### INVESTMENT – Two Leasehold Flats