

**London NW8**  
**Flat 5,**  
**53 Marlborough Hill,**  
**St John's Wood**  
**NW8 ONG**

- **A Well Located Long Leasehold Self-Contained Raised Ground Floor Flat**
- Providing Three Bedroom Accommodation
- Extending (GIA) to Approximately 127.28 sq m (1,370 sq ft)
- Basement Parking Space (Numbered B5)
- Subject to an Assured Shorthold Tenancy
- Current Gross Rent Reserved  
**£42,000 per annum (equivalent)**

**BY ORDER OF MORTGAGEES**

**Seller's Solicitor**

Messrs Howard Kennedy FSI LLP  
(Ref: C Maxwell).  
Tel: 0207 663 8608.  
Email: charles.maxwell@howardkennedy.com

**INVESTMENT – Long Leasehold Flat**



**Tenure**

Long Leasehold. The property is held on a long lease for a term of 999 years from 1997 (thus having approximately 981 years unexpired) at a current ground rent of £350 per annum.

**Location**

The property is located on the west side of Marlborough Hill, to the south of its junction with Boundary Road. Local shops are available close by and the further facilities of St John's Wood are also accessible. The property is well served by local bus routes. Underground services run from both St John's Wood and Kilburn Park Stations (both providing Jubilee Line services) and South Hampstead Rail Station is accessible to the north. Both the A5 and A41 are within reach. The open spaces of Regent's Park are available within walking distance to the south.

**Description**

The property comprises a self-contained raised ground floor flat situated within a detached building arranged over lower ground, raised ground and three upper floors. The property benefits from one parking space (B5) in the basement.

**Accommodation**

The property was not internally inspected by Allsop. The following information was obtained from a Valuation Report. We understand that the property provides:

Entrance Hall, Reception Room, Kitchen, Bedroom with en-suite Bathroom, Two Further Bedrooms, Bathroom

We understand that the Gross Internal Area of the flat is approximately 127.28 sq m (1,370 sq ft).

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of one year from 26th March 2014 at a current rent of £3,500 per calendar month (Holding over).

**Registered Bidding**

Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £100,000 into the Allsop Client Account prior to the Auction. In return a bidding paddle will be provided. The successful purchaser will be required to pay any additional funds by debit card or cheque to ensure the deposit provided equates to 10% of the purchase price. For further details please contact [stuart.gayer@allsop.co.uk](mailto:stuart.gayer@allsop.co.uk)

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 £750 (including VAT) upon exchange of sale memoranda.