

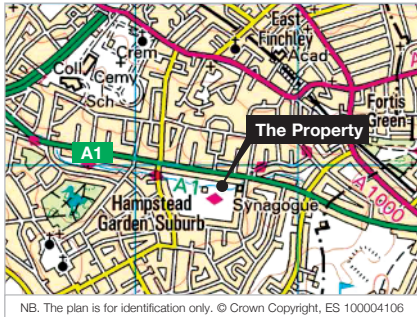
## London N2 Monarch Court, Lyttelton Road, Hampstead Garden Suburb N2 0RA

- A Freehold Terrace of Sixteen Garages and Hardstanding Area formerly occupied by a further Terrace of Eight Garages
- Total Site Area 0.037 Hectares (0.092 Acres)
- Possible potential for Redevelopment subject to obtaining all necessary consents
- To be offered Collectively as One Lot

### Vacant Possession

BY ORDER OF GRAINGER PLC

grainger plc



#### Seller's Solicitor

Messrs Pemberton Greenish (Ref: RB).  
Tel: 0207 591 3386.  
Email: r.barham@pglaw.co.uk

**VACANT –  
Sixteen Freehold Garages and Site**



#### Tenure

Freehold.

#### Location

The property is situated on the south side of Lyttelton Road (A1), between Winnington Road and Kingsley Way. The local amenities of Hampstead Garden Suburb, East Finchley and Highgate are all readily accessible. The open spaces of Lyttelton Playing Fields are within walking distance to the south. East Finchley Underground Station is within close proximity to the north-east.

#### Description

The property comprises a terrace of sixteen garages together with a hardstanding site formerly occupied by a parade of eight garages.

#### Accommodation

**Sixteen Single Storey Garages occupying a Site extending to Approximately 0.024 Hectares (0.060 Acres)**

**Hardstanding Area formerly occupied by 8 Garages extending to Approximately 0.013 Hectares (0.032 Acres)**

**Total Site Area Approximately 0.037 Hectares (0.092 Acres)**

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 £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.





Site to rear of 26-36 Monarch Court



Terrace of 16 garages behind 86-120 Monarch Court