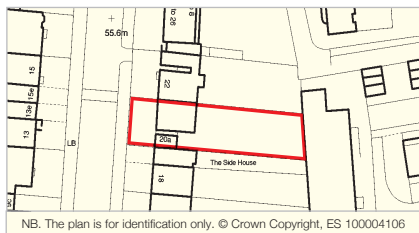


London NW3 20 Parkhill Road, Belsize Park NW3 2YN

- A Freehold Mid Terrace Well Located Building
- Internally arranged to provide Four Self-Contained Flats
- Three Flats subject to Long Leases, One Flat Vacant
- Planning Permission to Convert Vacant Raised Ground and Lower Ground Floor Maisonette into a Four Bedroom Self-Contained Garden Maisonette extending (GIA) to Approximately 209 sq m (2,250 sq ft)
- Existing Maisonette extending to Approximately 134.7 sq m (1,450 sq ft)
- A short walk to Belsize Park Underground Station (Northern Line)
- Close to Hampstead Heath
- Total Current Rent Reserved **£900 per annum with Lower Ground and Raised Ground Floor Maisonette Vacant**



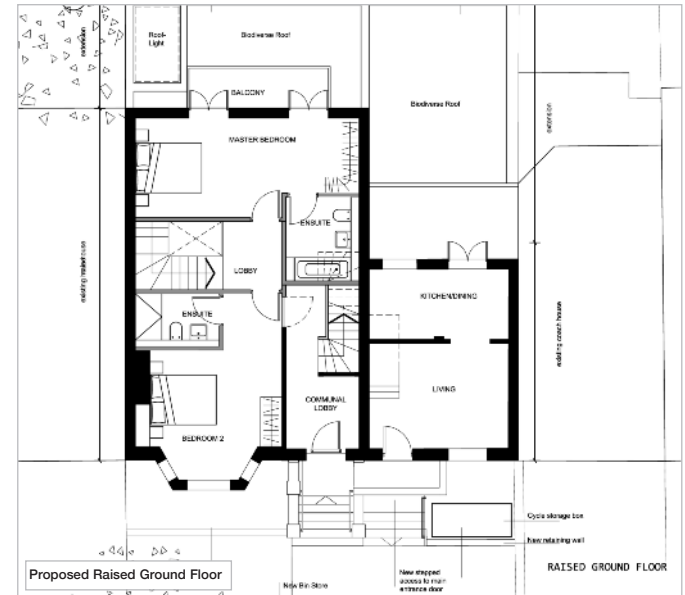
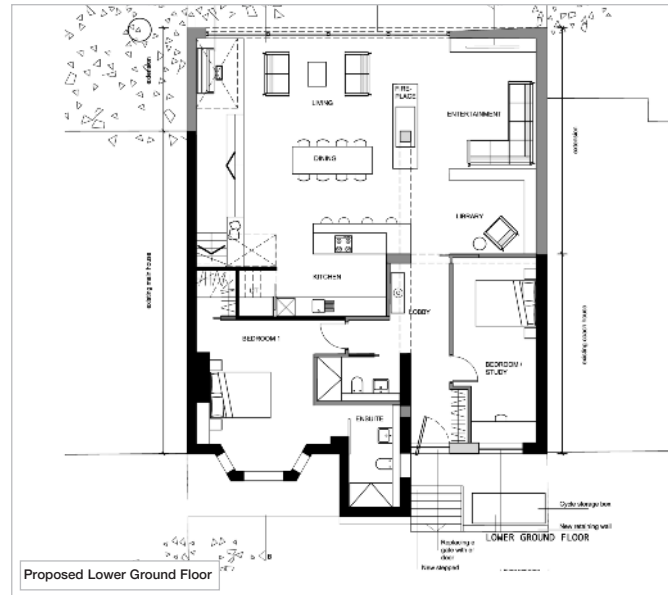
To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 9.30 – 10.15 a.m. These are open viewing times with no need to register. (Ref: EH).

Seller's Solicitor

Messrs Taylor Haldane Barlex LLP Solicitors (Ref: Martin Cornberg).
Tel: 01245 264748.
Email: mcorberg@thblegal.com

INVESTMENT/PART VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the east side of Parkhill Road, to the north of its junction with Haverstock Hill and to the south-west of Hampstead. Camden Town is easily accessible to the south-east. A range of local shops and amenities is available along Haverstock Hill. Rail services run from Hampstead Heath Station to the north-west. London Underground services run from Belsize Park Station to the south and from Hampstead Station (both Northern Line) to the north-east. The open spaces of Hampstead Heath are nearby.

Description

The property comprises a mid terrace building arranged over lower ground, raised ground and two upper floors. The building is internally arranged to provide four self-contained flats. The raised ground and lower ground floor maisonette is vacant. There is a garden to the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below. NB. The property was not measured by Allsop. The existing and proposed measurements were provided by the Vendor.

Planning

Local Planning Authority: Camden Council.
Tel: 0207 974 4444.

The property is to be offered with planning permission (Ref: 2018/5411/P) dated 11th January 2019 for 'erection of a single storey rear extension at lower ground floor level with terraces above and alterations of front elevation of No.20A in connection with enlargement of existing maisonette'.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1	Raised Ground	Entrance Hall, Two Reception Rooms, Bedroom	Vacant and extending (GIA) to approximately 134.7 sq m (1,450 sq ft)	–
	Lower Ground	Reception Room, Bedroom, Kitchen, Bathroom, Separate WC		
2	First	–	Subject to a lease for a term of 150 years from 2nd October 2018	£300 p.a.
3	Second	–	Subject to a lease for a term of 150 years from 2nd October 2018	£300 p.a.
20A	Raised Ground and First	–	Subject to a lease for a term of 150 years from 2nd October 2018	£300 p.a.

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.

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.

