

51 Parade Mansions, Watford Way, Hendon, London NW4 3JJ  
**Guide Price £240,000\***

**FIRST FLOOR FLAT WITH INVESTMENT INCOME**



This first floor flat forms part of a mansion block within two minutes walk of Hendon Central Northern Line Station. Good road links are easily accessible including the A406 North Circular Road, the A1 and M1. Brent Cross shopping centre is within one mile. The flat offers three rooms that are all let producing an overall in come of £1500 pcm (£18,000pa). There is a private roof terrace area also. The flat benefits from entryphone system, gas fired central heating and double glazing. The flat is sold with the benefit of the investment income.

**ACCOMMODATION**

Entrance Hall, Room One, Room Two, Room Three, Kitchen, Bathroom, Roof Terrace.

**TENURE**

Leasehold - 99 years (less 3 days) from 8 November 1968 Ground rent: £50 rising to £100 The vendor is willing to sign and assign a Section 42 notice between exchange and completion at the full cost of the buyer.

**LOCAL AUTHORITY & TAX RATING**

London Borough of Barnet 020 8359 2000 Council Tax Band: C

**VIEWING TIMES**

By appointment through the Auctioneers.

**JOINT AUCTIONEERS**

Dreamview Estates, 34 Golders Green Road, London, NW11 8LL 020 8455 0055



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN