



All enquiries Ref: James Paterson



- Long leasehold first floor purpose built self-contained flat with parking space.
- Investment

#### Location:

The property is situated on Potters Road between its junctions with Clifford Road and Cromer Road. Public transport links include New Barnet mainline rail station and High Barnet underground station (Northern Line) together with a network of local bus services serving the surrounding vicinity. Road links include the A1, M1, A406 and M25. Shopping amenities can be found locally within Barnet with an extensive range of shops, bars and restaurants being found in Finchley and Brent Cross Shopping Centre. Recreational pursuits can be found locally at the open spaces of King George's Fields and Hadley Woods.

#### Description:

Long leasehold first floor purpose built self-contained flat with parking space.

#### Accommodation:

First floor: Studio room with open bedroom/ reception room, kitchen, bathroom/WC

Outside: Communal gardens and parking space

**EPC rating:** C

**Council Tax Band:** B

#### Tenancy:

The property is let on an assured shorthold tenancy agreement (AST) for a term of 6 months from 5th September 2024 to and including 4th March 2025 (holding over) at a rent of £825 per calendar month.



#### Rent reserved:

**£9,900** per annum

#### Lease:

Held on a long lease for a term of 189 years from 29 September 1985 (Thus having approximately 149 years remaining) at a ground rent of £80 per annum.

#### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

