

Lot 147**82 Monarch Court, Lyttelton Road,
Hampstead Garden Suburb, N2 0RB****By order of
the Executors**

All enquiries Ref: Richard Vango

- Leasehold second floor self contained flat
- Investment

Location:

The property is situated within Monarch Court which is accessed off the South side of Lyttelton Road close to its junction with Norrice Lea. Public transport links include East Finchley (Northern Line) Underground Station together with local bus services serving the surrounding area. A comprehensive range of shops, restaurants and cafes are available locally along The Market Place.

Accommodation:

Two bedrooms, reception room, kitchen, bathroom, separate WC
Outside: Two balconies, communal gardens

EPC rating: C**Council Tax Band:** D**Lease:**

Held on a lease for a term of 125 years from 1st January 1976 at a ground rent of £125 per annum.

Tenancy:

Held on an AST commencing 2nd March 2025 at a rent of £1450 per calendar month

Rent Reserved:**£17,400** per annum.