

LOT R240215 362 - London

ResidentialAuction- 14th February2024

allsop



VACANT- VirtualFreeholdShop with Four BedroomMaisonetteabove

47 Market Place, Falloden Way, Hampstead Garden Suburb, London, NW11 6JT

LOT R240215 362 - London VACANT - Virtual Freehold Shop with Four Bedroom Maisonette above

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GUIDE PRICE *

£700,000+

Residential- 14th February 2024

Live Stream



Key Features

- Ground Floor - Shop Unit, Rear Kitchen area, Separate WC
- First Floor - Reception Room, Bedroom, Kitchen
- Second Floor - Three further Bedrooms, Bathroom with wash basin and Separate WC
- Long Lease with approximately 1,937 years unexpired
- The open spaces of Lyttelton Playing Fields and Hampstead Heath Extension are within reach
- **in Same Ownership for approximately 33 Years**
- **Video Tour available below**

Vacant Possession

By Order of

The Court Appointed Receiver

Tenure

Long Leasehold. Held on a lease for a term of 1,992 years from 25th March 1969 (thus having approximately 1,937 years unexpired) at a current ground rent of £5 per annum

Location

- 📍 The property is situated on the north side of Falloden Way (A1), close to its junction with Ossulton Way
- 🛍️ Shops and amenities are available in East Finchley, Hampstead and Golders Green, with Brent Cross Shopping Centre also being within reach
- 🚇 Northern Line underground services are available from East Finchley Station
- 🛣️ The A406 (North Circular Road) and the M1 Motorway are close by
- 🌳 The open spaces of Lyttelton Playing Fields and Hampstead Heath Extension are within reach

Allsop

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Schedule

Flat/Unit	Floor	Accommodation	ApproxGIA		Terms of Tenancy	Council Tax Band
47	Ground Floor	Shop Unit, Rear Kitchen area, Separate WC	63.04 sq m	679 sq ft	Vacant	D
		NIA approximately 61.5 sq m (662 sq ft)				
47a	First and Second Floor Maisonette	First Floor - Reception Room, Bedroom, Kitchen	90.74 sq m	977 sq ft	Vacant	D
		Second Floor - Three further Bedrooms, Bathroom with wash basin and Separate WC				
Total			153.78 sq m	1,655 sq ft		

The measurements above are for guidance purposes only and buyers are advised to undertake their own investigations before bidding.

Featured 1



Featured2



Featured3



Featured 4



Featured5



Featured6



Featured 7



Featured8





Featured 10



Featured 11



Featured 12



Featured 13



Featured 14



Featured 15

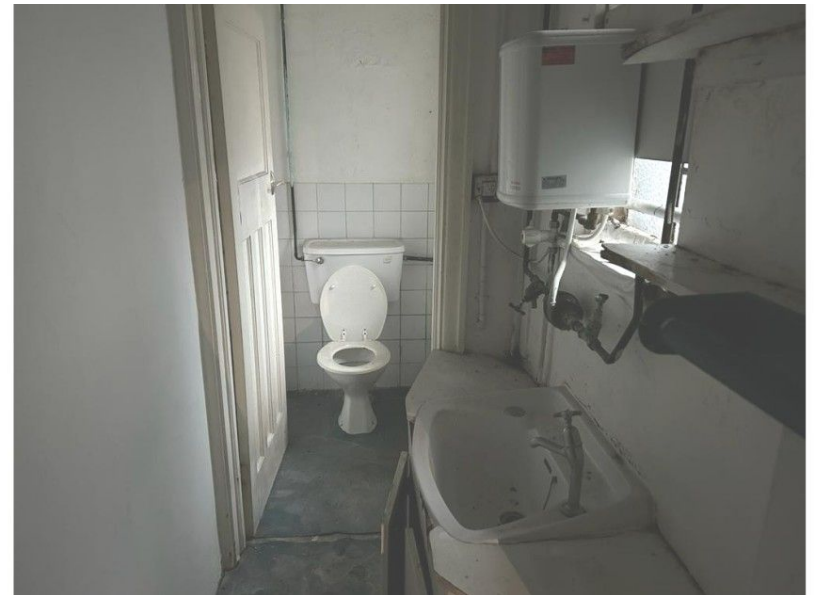


Featured 16

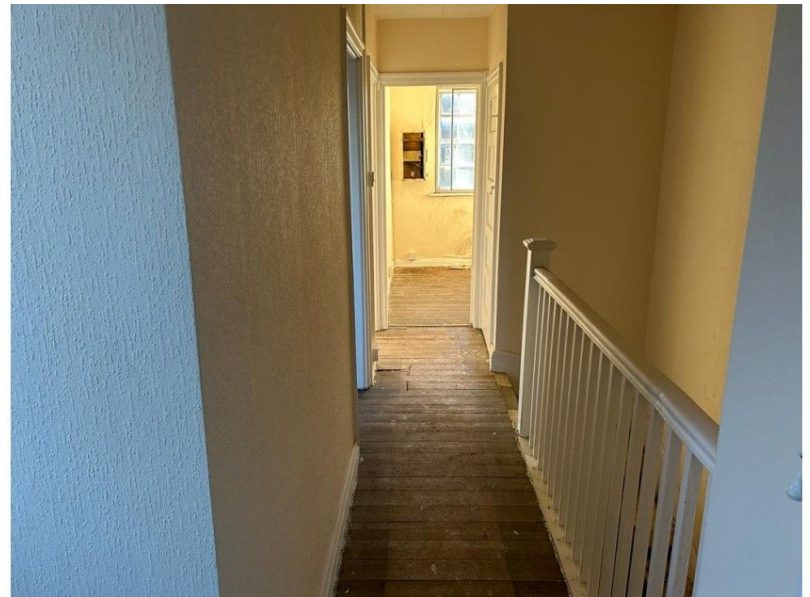


Featured 17











Disclaimer

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Important notice- Pre-registration approval to bid, guide prices, reserves, additional charges and other matters

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
6. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

7. The reserve price is the minimum price at which the Lot can be sold.
8. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

9. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,500** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 excluding VAT

10. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

11. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

12. Please note that Lots may be sold or withdrawn at any time prior to auction.
13. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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