



2 bed flat to buy in NW11

The Market Place , London, NW11 6LB

£250,000 Starting Bid

H x2 **D x1** **W x1**

Tenure

Leasehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 2 Bed Apartment
- ✓ First Floor
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

A two-bedroom first-floor flat set above retail units in the heart of Golders Green's Marketplace, with Pattisons. Extending to approximately 557 sq ft (51.7 sq m), the property presents an excellent opportunity for investors or owner-occupiers looking to add value through modernisation, in one of North London's most sought-after and well-connected neighbourhoods.

Accessed via a charming arched brick passageway leading to a private front door, the accommodation comprises a bright reception room with a period fireplace, parquet flooring and sash windows to the front; two bedrooms; a kitchen; and a bathroom with separate WC. The flat retains a number of character features, including decorative cornicing and picture rails, and would benefit from general updating throughout.

The Marketplace is a well-established parade in Golders Green, just off Falloden Way (A1), providing swift road links north towards Hampstead Garden Suburb and Henlys Corner and south into Central London. Golders Green Underground station (Northern Line) and excellent bus links are within easy walking distance, alongside a good range of local shops, cafés and restaurants. Hampstead Heath Extension and Golders Hill Park are also close by.

This property is being offered for sale by auction through Pattisons. Interested parties are advised to inspect the legal pack before bidding.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction.

To submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.

50-year lease

£1062 SC

£150 GR

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 50

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £1,062.00

Price: Starting Bid £250,000

Property Type: Flat

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The Market Place , London, NW11 6LB

Contact your local branch today for more information on this property:

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