



# Freehold Ground Rent Investment For Sale - Barnet EN4

4 Flats - 3 with 72-73 years unexpired

GILMARTIN LEY

83 Crescent Road,

BARNET, EN4 9RD



### Area

Site Area: 313 sq.m. (3,370 sq.ft.)

### Price

£55,000 subject to contract



### Property Description

The property is an extended semi-detached house on a large corner plot and which has been converted to four flats:

A - a ground floor two bedroom garden flat with 73.2 years unexpired as at August 2015;

B - a one bedroom ground floor flat with 71.6 years unexpired as at August 2015;

C - a two bedroom first floor flat with 71.6 years unexpired as at August 2015; and

D - a one bedroom first / second floor duplex flat with 97.5 years unexpired as at August 2015. This flat sold in June 2014 for £240,000.

Each flat has an off street car parking space.

Please refer to the detailed schedule for details of the ground rents.

| Accommodation | Area sq.m. | Area sq.ft. | Comments   |
|---------------|------------|-------------|--|
| Flat A        | 64.95      | 699         | Two bedroom ground floor flat with private front and rear gardens and an off street car parking space. 99 years from 1st November 1989. Ground rent £100 for the first 33 years, £200 for the second 33 years and £300 for the final 33 years. |



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| Accommodation | Area sq.m. | Area sq.ft. | Comments   |
|---------------|------------|-------------|--|
| Flat B        | 42.67      | 459         | One bedroom ground floor flat with an off street car parking space. 99 years from 25th March 1988. Ground rent £100 for the first 33 years, £200 for the second 33 years and £300 for the final 33 years.                  |
| Flat C        | 53.97      | 580         | Two bedroom first floor flat with an off street car parking space. 99 years from 25th March 1988. Ground rent £100 for the first 33 years, £200 for the second 33 years and £300 for the final 33 years.                   |
| Flat D        | 48.30      | 519         | One bedroom first / second floor duplex flat with an off street car parking space. 99 years from 30th January 2014. Ground rent £150 for the first 33 years, £300 for the second 33 years and £600 for the final 33 years. |

## Property Location

The property is located in New Barnet in the northern section of Crescent Road on the north-east corner of its junction with Margaret Road.

This is a well-regarded residential area, with numerous shopping facilities available on East Barnet Road including a large Sainsburys supermarket.

Public transport communications are excellent with New Barnet Railway Station being 600m to the west which provides frequent services to London Moorgate with journey times of just under half an hour.

## Service Charge p.a.

The freeholder is responsible for repairing the common parts and structure, and for insuring the property. Each leaseholder has a proportionate service charge liability.

## Terms

Freehold for sale subject to four leases as described in the schedule. Please note that notices will need to be served on the leaseholders prior to the property being sold to comply with the legislation.

## Legal Fees:

Each party is to bear its own legal fees

## Local Authority:

London Borough of Barnet

## Viewings:

Viewings are to be carried out from the roadside only.

## Further information at:

<http://www.gilmartinley.co.uk/properties/23836>  
Lease Flat A  
Lease Flat D with deed of surrender and re-grant  
Land Registry Office Copies and Title Plan  
Lease Flat C  
Lease Flat B

## Last Updated:

25 Aug 2016

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<http://www.gilmartinley.co.uk/properties/for-sale/ground-rent-investments/new-barnet/barnet/en4/23836>

*Our ref: 23836*

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

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