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By Order of the Executors

# 31 Minton Mews, West Hampstead, London NW6 1XX

**Guide price £310,000\***

## FIRST FLOOR ONE BEDROOM FLAT IN NEED OF UPDATING AND MODERNISATION THROUGHOUT



This property forms part of a 1990's development and is located in an excellent location off Lymington Road within a short walk of Finchley Road & Frognal and West Hampstead Overground Stations as well as Finchley Road Underground Station. Numerous bus routes operate locally and excellent road links provide access into Central London. Brent Cross Shopping Centre is within two miles and this is a thriving vibrant area in which to reside. The property is a first floor one bedroom flat in a mews and in need of complete updating and modernisation throughout. The flat does have gas central heating. It is sold with vacant possession and will be of interest to owner occupiers and investment purchasers.

### ACCOMMODATION

Own Entrance with Stairs to First Floor, Living Room, Kitchen, Bathroom, Kitchen.

### TENURE

Leasehold. 125 years from 10th December 1990, thus approximately 94 years unexpired.

### LOCAL AUTHORITY & TAX RATING

London Borough of Camden Council Tax Band C EPC rating: C

### VIEWING TIMES

By appointment through the Auctioneer subject to Covid-19 Government guidelines

STARTING BID

FINAL BID

NOTES

 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN