

DANEHURST

Well Road, London

Auction Guide Price £850,000 - £1,000,000




THE OLD WHITE BEAR


PEPPERCORN




WELL R NW3

** AUCTION GUIDE PRICE £850,000 - £1,000,000 **

A truly wonderful investment / redevelopment opportunity in the heart of Hampstead.

The accommodation is laid out over four floors and currently comprises 2 flats. Both flats have 2 bedrooms, kitchen, living room/s and a bathroom.

Outside: The rear garden is accessed via the lower ground floor and is fully enclosed. To the front there is also a small basement courtyard with access door and steps to pavement level.

The whole building is in need of complete refurbishment and could eventually make a stunning family home in this most sought after part of London. The property is being sold by auction with an assured tenancy and requires section 11 and 12 improvement notices to be completed. The lower flat has the assured tenancy with a gentleman who is believed to be in his 80s, he is paying £740 pcm in rent but is not currently believed to be residing in the property. The upper flat is unoccupied.

Hampstead has become a property hotspot over the years with Well Road being one of the most desirable. The property is ideally located for access to the Northern Line Tube and mainline services at Finchley Road, as well as the many shops, restaurants and boutiques of Hampstead Village.

This is truly a unique opportunity to acquire this property as it has never been sold before, it is still owned by the family whose ancestor built the home in the late 19th Century. Builder William Selley moved from Devon in to London in the 1860's and started to build houses in the area including homes in Christchurch Hill , Well Walk and Willow Road. He built up a portfolio of 39 homes and this is the last one to be sold.

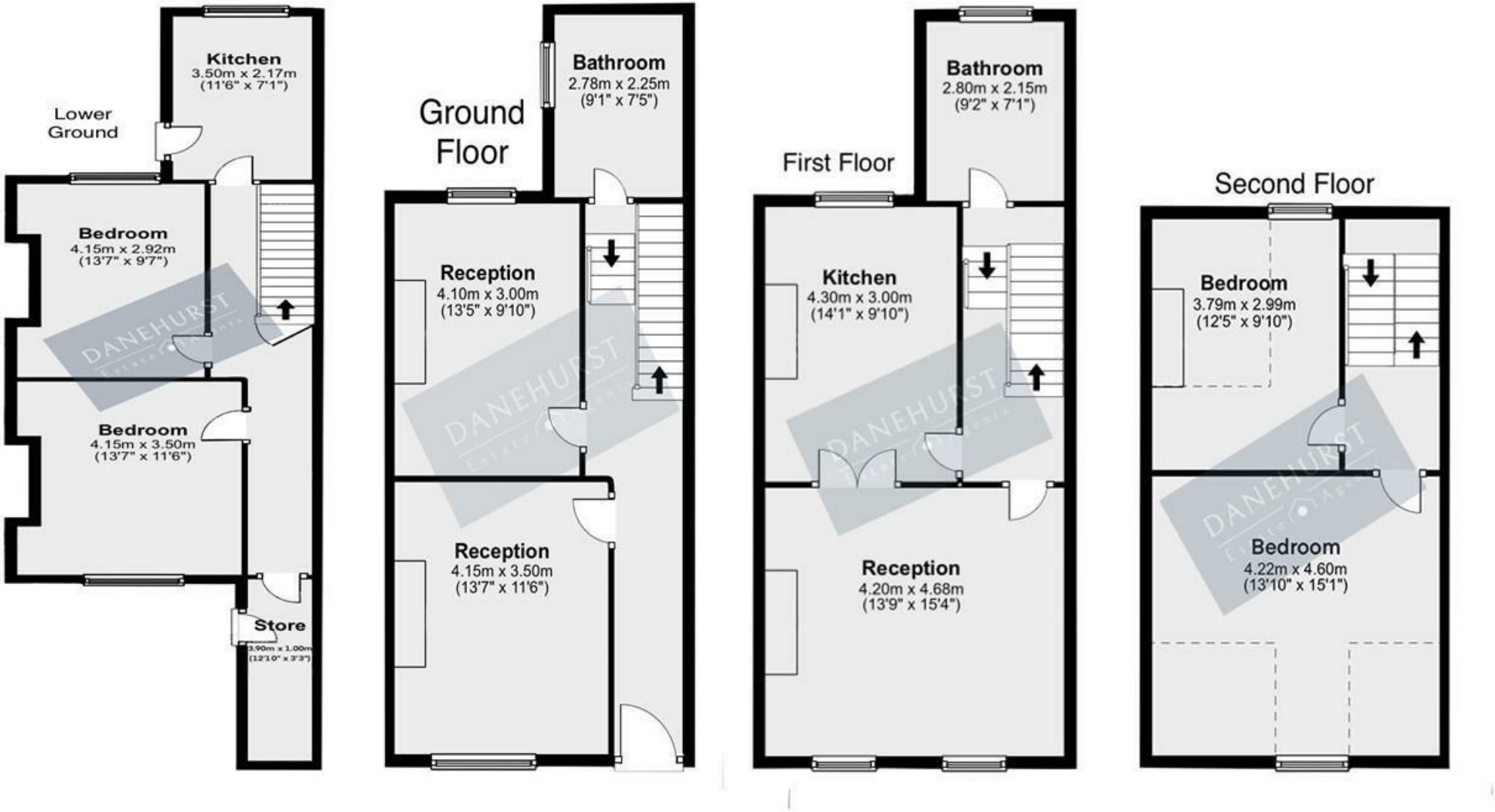
Agent Note: Lower Flat ECP rating E (57) Council Tax Band F - Upper Flat EPC rating F (24). Council Tax Band E

Danehurst along with SDL property Auctions have been asked to sell the property and it will be offered for sale at Auction on 27th April 2023.








Lower Ground
Kitchen
3.50m x 2.17m
(11'6" x 7'1")
Bedroom
4.15m x 2.92m
(13'7" x 9'7")
Bedroom
4.15m x 3.50m
(13'7" x 11'6")
Store
3.90m x 1.00m
(12'10" x 3'3")
Ground Floor
Bathroom
2.78m x 2.25m
(9'1" x 7'5")
Reception
4.10m x 3.00m
(13'5" x 9'10")
Reception
4.15m x 3.50m
(13'7" x 11'6")
First Floor
Bathroom
2.80m x 2.15m
(9'2" x 7'1")
Kitchen
4.30m x 3.00m
(14'1" x 9'10")
Reception
4.20m x 4.68m
(13'9" x 15'4")
Second Floor
Bedroom
3.79m x 2.99m
(12'5" x 9'10")
Bedroom
4.22m x 4.60m
(13'10" x 15'1")

Terms:
Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneer's fees apply:

- **5% deposit (subject to a minimum of £5,000)**
- **Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.**

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions' home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack.

Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or – 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.