

6 WEEK COMPLETION



SITUATION

Located opposite the junction with Albert Road in this popular residential area which lies midway between Finsbury Park and Tottenham.

PROPERTY

Forming the 1st and 2nd Floors of a terraced property comprising **4 Flats (3 of which are Self-Contained)**.

VAT Is NOT payable in respect of this Lot

TENURE

Held on two leases each for a term of 125 years from 5th April 1989 at a fixed ground rent of £100 pa. Each lease was originally granted for a single self-contained flat and each flat has subsequently been converted to provide two units.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
First Floor Flat A	Studio Room including Shower/WC				VACANT VACANT VACANT
First Floor Flat B	2 Rooms, separate external Shower/WC				
Second Floor Flat C	Studio Room including Shower/WC				
Second Floor Flat D	2 Rooms, Shower/WC	Individual	Periodic Tenancy	£8,280	
TOTAL				£8,280 Plus 3 Vacant Flats	

**£8,280 per annum
Plus 3 Vacant Flats**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOALS BORD**

VENDOR'S SOLICITORS
Walker Morris - Tel: 0113 283 2500
Ref: S Young Esq - Email: steven.young@walkermorris.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts