

**6 WEEK COMPLETION**



**SITUATION**

Located in this highly sought after residential area near to the junction with Amhurst Park, a short distance from the many shopping amenities on Stamford Hill and benefiting from excellent transport links being less than a mile from Manor House Station (Piccadilly Line) and Stamford Hill Main Line Station.

**PROPERTY**

Forming part of an attractive period building comprising a **Duplex 2/3 Bedroom Flat** arranged over Ground and Lower Ground Floors with **Private Rear Garden**.

**VAT is NOT payable in respect of this Lot**

**ACCOMMODATION**

**Ground Floor**

- 3 Rooms
- Kitchen
- Bathroom/WC
- Shower Room/WC

**Lower Ground Floor**

- 1 Room

**Plus Rear Garden**

Room sizes available from the Auctioneers upon request

**TENURE**

**Leasehold for a term of 999 years from 25th December 1997 at a fixed ground rent of £100 pa.**

**Offered with FULL VACANT POSSESSION**

**Vacant 2/3 Bed  
Duplex Flat**

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



**JOINT AUCTIONEERS**

Colliers International,  
**VENDOR'S SOLICITORS**

Walker Morris - Tel: 020 7487 1628

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