



6 WEEK COMPLETION

View of Property from rear

SITUATION

Located within the heart of this Conservation Area, overlooking the picturesque New River and Gardens, being within walking distance to the multiple shopping facilities of Enfield Town centre and lying midway between Enfield Chase and Enfield Town Main Line Station. Enfield lies approximately 10 miles north of central London and enjoys easy access via the A10 to the M25 (Junction 25) and the A406 (North Circular Road).

PROPERTY

Forming part of an attractive Grade II Listed building comprising a **Duplex Flat** arranged over First and Second Floor levels to the rear of the building. In addition, there is a **Private Front Garden** for sole use with this flat, own shed and use of a rear communal patio area.

ACCOMMODATION

Duplex Flat:

First Floor

Reception Room, Kitchen, separate WC

Second Floor

Bedroom 1, Bedroom 2, Bathroom/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from 1st January 1989 at a peppercorn ground rent PLUS share of FREEHOLD

Offered with FULL VACANT POSSESSION

Note: Room sizes available from the Auctioneers on request.



View of Private Garden

Vacant 2 Bedroom Duplex Flat

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

VENDOR'S SOLICITORS
Austin Ryder & Co - Tel: 01992 624 804
Ref: B Crabb Esq - Email: bruce@austinryder.com

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