

6 WEEK COMPLETION



SITUATION

Located in this popular residential area at the junction with Oxford Road and within a few hundred yards of the junction with Stroud Green Road which houses a variety of local and multiple shopping facilities. In addition, Finsbury Park Rail Station (Main Line, Piccadilly and Victoria Lines) and Bus Station is within close proximity.

PROPERTY

Forming part of an attractive corner property comprising an **unmodernised 2 Bed Self-Contained Maisonette** on the First and Second Floors together with a private **Rear Garden**.

ACCOMMODATION

First and Second Floor Maisonette

3 Rooms, Kitchen, Bathroom/WC plus Rear Garden (GIA Approx 667 sq ft)

Note: The maisonette lends itself to be reconfigured as:
Bedroom 1 with ensuite bath/wc and dressing room
Bedroom 2
Lounge/Kitchen
Bathroom/WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 150 years from 14th October 2011 at an initial ground rent of £150 p.a. doubling every 25 years.

Offered with FULL VACANT POSSESSION

**Vacant Unmodernised
2 Bed Flat**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JOHN BARNETT**

VENDOR'S SOLICITORS
 Philip Ross – Tel: 020 7636 6969
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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