

LOT 69

Flat 56E  
54 – 56 Drayton Park,  
Highbury, London N5 1ND

Reserve Below £130,000  
ON BEHALF OF THE  
LONDON BOROUGH OF  ISLINGTON

## REVISED PARTICULARS – 6 WEEK COMPLETION



### SITUATION

Located close to the junction with Martineau Road in this highly desirable residential area, directly opposite **Arsenal's Emirates Stadium**, adjacent to an established local retail parade, close to **Tesco Express** and only 100 yards from Drayton Park Mainline Station. The property is approximately ½ mile from Highbury Corner and Islington's fashionable Upper Street.

### PROPERTY

Forming part of a terraced building comprising an **Unmodernised Self-Contained 1 Bed Flat** on the third floor.

### ACCOMMODATION

2 Rooms (Incl. Kitchenette), Bathroom/WC

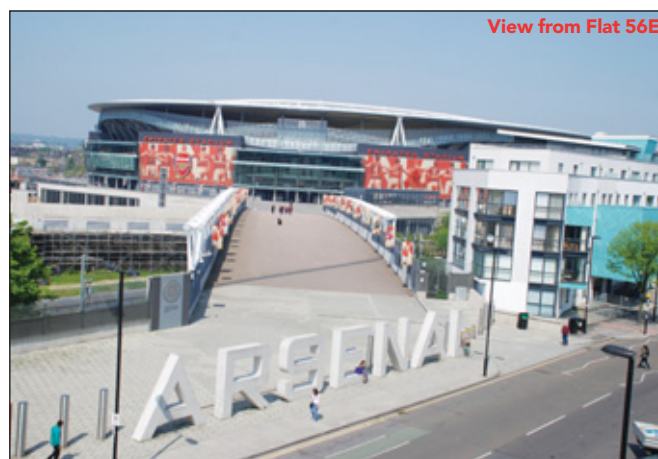
**VAT is NOT payable in respect of this Lot**

### TENURE

Leasehold for a term of 125 years from completion at a fixed ground rent of £10 p.a.

**Offered with FULL VACANT POSSESSION**

**Note: The Special Conditions of Sale provide that the Purchaser is to pay an additional sum of 3.75% of the purchase price in respect of the Vendor's costs.**



## Vacant Unmodernised 1 Bed Flat

The Surveyors dealing with this property are  
**STEVEN GROSSMAN** and **JONATHAN ROSS**

### VENDOR'S SOLICITORS

Islington Council Legal Department – Tel: 020 7527 3410  
Ref: E. Soetan Esq – Email: edward.soetan@islington.gov.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