



SITUATION

In a private mews at the junction with the shopping facilities of Turnpike Lane and Hornsey High Street and within easy walking distance of both Turnpike Lane Underground Station (Piccadilly Line) and Hornsey Rail Station. Hornsey is a densely populated residential area close to the amenities of Wood Green High Road and Alexandra Palace.

PROPERTIES

A pair of modern two storey **Semi-Detached Mews Houses** each benefitting from gas central heating and private off-street car parking.

VAT is NOT payable in respect of these Lots

FREEHOLD

TENANCIES & ACCOMMODATION

| Lot | Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|---|-------------------------|---|----------------|--------------|-------------------|---------|
| Lot 27 Reserve Below £175,000 | No. 310 (Mews House) | Ground Floor Kitchen/Lounge First Floor 1 Bedroom, Bathroom/WC Total Area Approx. 585 sq ft Plus Parking Space | Individual | Holding over | £10,140 | AST |
| Lot 28 Reserve Below £175,000 | No. 312 (Mews House) | Ground Floor* Kitchen/Lounge First Floor* 1 Bedroom, Bathroom/WC Total Area Approx. 585 sq ft Plus Parking Space | Individuals | Holding over | £10,800 | AST |

* Not inspected internally by Barnett Ross but believed to be a similar size to No. 310

The surveyors dealing with these properties are
JOHN BARNETT and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS
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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 £350 per lot (including VAT) per lot upon exchange of contracts