



6 WEEK COMPLETION

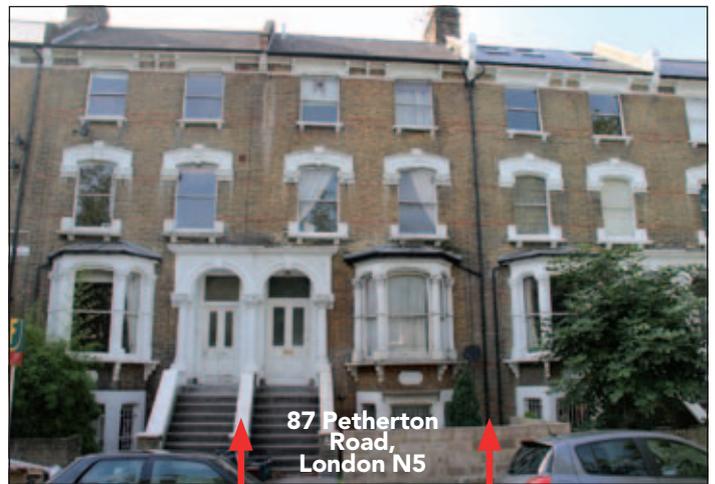
389 City Road, London EC1



5 Gerrard Road, London N1



26 Almorah Road, London N1



87 Petherton Road, London N5

**SITUATION**

Located within a variety of locations in Islington, Highbury and Clerkenwell (See Note 1).

**PROPERTY**

7 residential buildings comprising a total of 18 Self-Contained Flats (See Note 1).

VAT is NOT payable in respect of this Lot

**FREEHOLD**

Note 1: A full list of addresses and tenancy details are available from the Auctioneers.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
7 Properties comprising 18 Self-Contained Flats (See Note 1)	Not inspected	Various	Each 125 years from between 1982 and 2003	£180 (Ground rent £10 p.a. per flat)	Each FRI by way of service charge

Note 2: The leases provide for the Freeholder to insure and charge management fees.

Note 3: A number of lessees are currently in arrears of rent and service charge. The Vendor will retain the right to recover these arrears and they will not be charged to the Purchaser. An arrears schedule is available from the Auctioneers.

Note 4: 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.

£180 per annum

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

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 £500 (including VAT) upon exchange of contracts