

6 WEEK COMPLETION



SITUATION

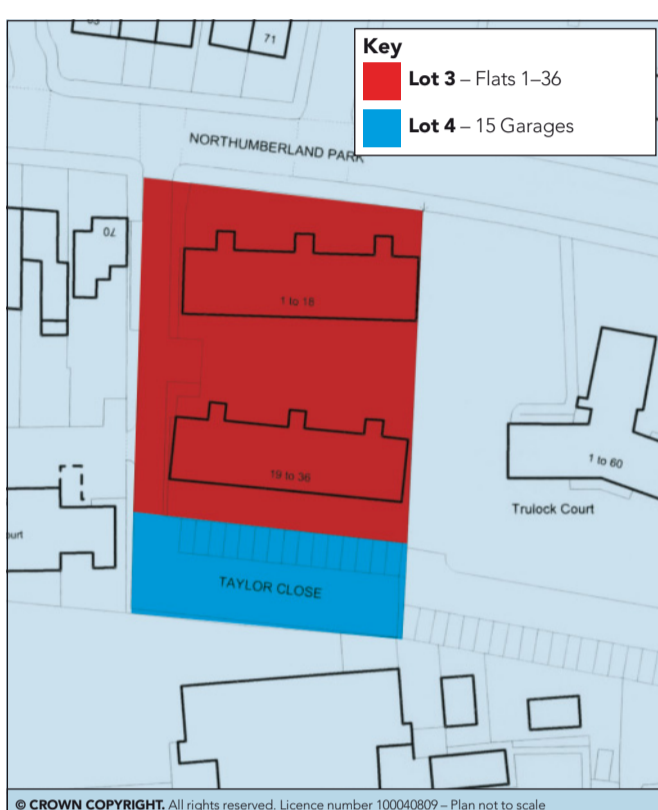
Located on this no through road just to the south of Northumberland Park which in turn runs east of High Road (A1010). Nearby stations include White Hart Lane and Northumberland Park and **Tottenham Hotspurs Football Stadium** is within 200 yards. Tottenham is a North London suburb located approximately 8 miles from Central London.

PROPERTIES

A post war development in a private road comprising **2 Blocks of Flats with 6 separate entrances comprising a total of 36 flats** with a **Detached Block of 15 Garages** to the rear.

VAT is NOT payable in respect of these Lots

FREEHOLD



The Surveyors dealing with these properties are **JOHN BARNETT** and **NICHOLAS LEIGH**



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 3 Reserve below £75,000	Flats 1-36 (36 Self-Contained Flats – not Inspected – each with 3 Rooms, Kitchen, Bathroom/WC)	Various	Each 125 years from 25th March 1974	£1,080 (£30 per flat)	Each FRI Valuable Reversions in 85 years See Notes 1 & 2.
Lot 4 Reserve below £75,000	15 Garages (Not Inspected)	Various	Monthly	£5,400 (£360 per garage)	Note 2: There is potential for residential redevelopment, subject to obtaining the necessary consents.

Note 1: In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.

Note 2: The Freeholder insures the building. Current sum insured is £4,972,235. Current premium is £4,802.

WILLIAMSON & DACE **JOINT AUCTIONEERS**
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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 £500 (including VAT) per Lot upon exchange of contracts