



4 WEEK COMPLETION

SITUATION

Located close to the junction with Mackenzie Road within this popular and sought after residential area which is well served by local bus routes and Holloway Road Underground Station (Piccadilly Line) is nearby. In addition, the property is conveniently situated for the varied shopping facilities in Holloway Road, Seven Sisters Road and Upper Street.

PROPERTY

2 interconnecting mid terrace buildings comprising **4 Self-Contained 2 Bed Flats in need of modernisation** planned on lower ground, raised ground, first and second floors.

Each flat can be accessed via No. 539 and the lower ground and raised ground floor flats each have a separate street entrance.

In addition, the property includes a **Rear Garden** that can be accessed from Paradise Passage.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION

Lower Ground Floor Flat (incl. separate entrance)

3 Rooms, Kitchen, Bathroom/WC GIA Approx 675 sq ft

Raised Ground Floor Flat (incl. separate entrance)

3 Rooms, Kitchen, Bathroom/WC GIA Approx 675 sq ft

First Floor Flat

3 Rooms, Kitchen, Bathroom/WC GIA Approx 730 sq ft

Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC GIA Approx 730 sq ft

Total GIA Approx 2,810 sq ft

Note 1: There may be potential to add an extra floor, subject to obtaining the necessary consents.

Note 2: 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.

4 Vacant Flats

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

VENDOR'S SOLICITORS

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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