



SITUATION

Located close to the junction with Durham Road only a few minutes' walk from Finsbury Park Underground & Mainline Station (Piccadilly and Victoria Lines) being close to a variety of local shops and restaurants within this improving and sought after residential area.

Nearby amenities include Finsbury Park, the Michael Sobell Sports Centre and Arsenal Football Stadium and only 4 miles North of Central London.

PROPERTY

Forming part of a mid terrace building comprising a **Self-Contained 1 Bed Flat** at second floor level with front entrance from Seven Sisters Road.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from completion at a ground rent of £200 p.a. doubling ever 25 years.

ACCOMMODATION

Second Floor Flat
Double Bedroom
Living Room
Kitchen
Bathroom/WC

TENANCY

The property is let on an AST to 4 individuals for a term of 6 months from 28th July 2005 (**Holding Over**) at a **low** rent of **£8,580 per annum** exclusive.

Note 1: There is potential to reconfigure the internal layout of the flat to create 2 bedrooms which would then match the first floor flat below.

Note 2: The lessees have been in occupation for over 8 years.

£8,580 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Curwens LLP – Tel: 020 8363 4444
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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) upon exchange of contracts