



SITUATION

Located in this residential area approx. 1¼ miles from White Hart Lane Mainline Station and 1½ miles from Wood Green Underground Station (Piccadilly Line) and benefitting from good road access via the A10 which links to the North Circular Road (A406).

Tottenham is a popular residential suburb lying approx. 8 miles north of central London.

PROPERTY

A Ground Floor Self-Contained 1/2 Bed Flat (Living Room divided into 2 Rooms) with its own street entrance and forming part of two storey purpose built block. In addition, the flat benefits from gas central heating, UPVC double glazing and entryphone.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Flat

2 Bedrooms (Living Room divided into 2), Living Room, Kitchen, Bathroom/WC

GIA Approx. 570 sq ft

TENURE

Leasehold for a term of 125 years from 25th March 2004 at a peppercorn ground rent.

TENANCY

The property is let on a lease to **The Mayor & Burgesses of the London Borough of Haringey** for a term of 3 years from 20th November 2012 at a rent of **£10,800 per annum (£900 pcm)**.

Tenant's Break at any time on 4 weeks prior Notice.

Landlord's Break at any time on 3 months prior Notice, subject to a £500 penalty to be paid to the tenant.

£10,800 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Vanderpump & Sykes - Tel: 020 8370 2865
Ref: J. Porter Esq - Email: jamesporter@vanderpumps.co.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