



SITUATION

Located opposite the junction with Offord Road within this highly sought after commercial/residential area only a short walk from Caledonian Road and Barnsbury Mainline Station and only ¼ mile north of the massive regeneration around King's Cross Station providing fast access to Central London. The recreational amenities of Bingfield Park and Thornhill Square are nearby, with fashionable Islington also within easy reach.

PROPERTY

Forming part of a terraced building comprising a **Self-Contained Flat** at lower ground floor level. The flat shares a communal front entrance and benefits from natural daylight, entryphone and gas central heating.

ACCOMMODATION

Lower Ground Floor Flat

1 Bedroom opening to a Living Room, Kitchen, Shower Room and separate WC

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 125 years from 1st January 2014 at a ground rent of £75 per annum.

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 6 months from 15th October 2014 at a rent of **£14,820 per annum (£1,235 pcm).**

Note: There is a £1,710 Rent Deposit held.

£14,820 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

VENDOR'S SOLICITORS
Douglas Wemyss LLP - Tel: 0116 2999 199
Ref: Ms Waheeda Alli - Email: waheeda.alli@d-w-s.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