

6 WEEK COMPLETION



SITUATION

Located close to the junction with Dowsett Road which leads on to Tottenham High Road and being within close proximity to Bruce Grove Railway Station and within 1 mile from Tottenham Hale Underground Station (Victoria Line). Tottenham is a popular suburb located approximately 8 miles north of central London.

PROPERTY

A mid terrace **3 Bed House** which benefits from gas central heating, some UPVC windows and a Rear Garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

ACCOMMODATION

Ground Floor

2 Rooms
Kitchen
Conservatory

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom/WC

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 6 months from 15th August 2014 at a rent of **£13,500 per annum (£1,125 pcm)**.

Note: There is a £1,150 Rent Deposit held.

£13,500 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

JOINT AUCTIONEERS

George Ellis & Sons, 13 Ducketts Wharf, South Street,
Bishops's Stortford, Herts CM23 3AR
Tel: 01279 757000 Ref: M. Doyle Esq

VENDOR'S SOLICITORS

John Bays & Co - Tel: 020 8881 3509
Ref: R. McDoom Esq - Email: riyad@johnbays.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